



21/23 Balcarres Street

MORNINGSIDE, EDINBURGH, EH10 5JD



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Property Summary

Located within a modern, lift-serviced development for retirees, just moments from Morningside's bustling shopping parade, this third-floor flat enjoys neutral interiors and a sunny south-facing aspect with open green views. The home features a reception room with a seating balcony and access to a contemporary kitchen, a principal suite with storage and a shower room, a second double bedroom, and an additional shower room. There is the added reassurance of a Careline alarm system and non-resident management staff, while further benefits include access to a laundry room, guest facilities, a residents' lounge, attractive shared gardens, and convenient on-site parking.

Extras

Extras: All fitted floor coverings, window coverings, and light fittings are included in the sale.

Features

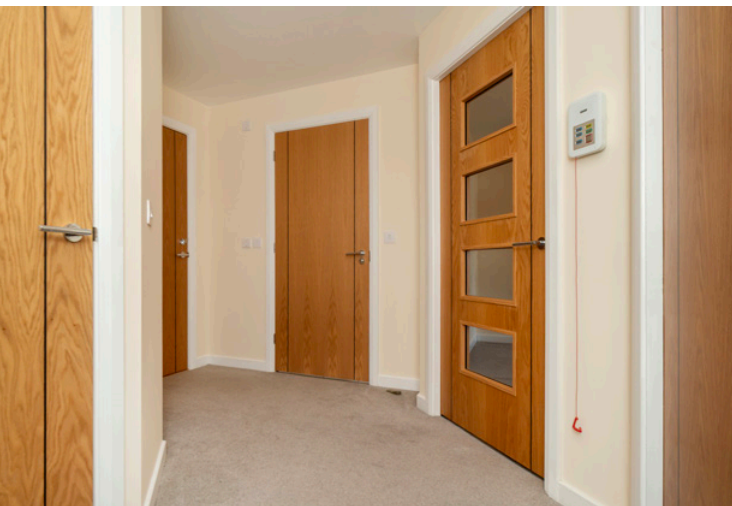
- Modern retirement community (for 60 years +) in sought-after Morningside
 - Spacious third-floor flat with south-facing open views
 - Communal lift and secure entry system
 - Entrance hall with storage
 - Living/dining room with a suntrap balcony
 - Contemporary kitchen accessed from the reception room
 - Principal suite with storage and shower room
 - Additional double bedroom and shower room
 - Careline alarm system and non-resident management staff
 - Shared access to laundry, guest facilities, residents' lounge, gardens, and on-site parking
 - Electric heating and double glazing
 - Home Report value - £450,000
 - EPC Rating - C
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Shared access to laundry, guest facilities, residents' lounge and gardens
Contemporary kitchen accessed from the reception room







Principal suite with storage
and shower room
**Additional double
bedroom and shower
room**







Floorplan

