



Flat 28, 21 Balcarres Street
Morningside, EH10 5JD

Deans 
Solicitors & Estate Agents LLP



RETIREMENT FLAT

- Living Room
- Kitchen
- One Double Bedroom
- Shower Room
- Lift & Secure Entry System
- Communal Laundry Room
- Communal Garden
- Residents' Carpark
- Double Glazing & GCH
- EPC Rating – C



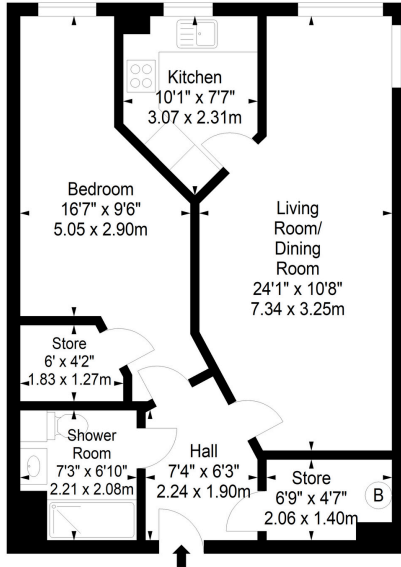
Situated within a modern retirement development, this generously sized fourth-floor flat is located in the highly desirable area of Morningside, offering easy access to a variety of local amenities and excellent public transport connections to the city centre and surrounding areas. The accommodation comprises; a secure entry system with a lift giving access to all levels, welcoming entrance hallway, spacious living room, separate fitted kitchen, one double bedroom and a shower room. Externally, there is a well-maintained communal garden to the rear of the property and there is a private residents' carpark that provides off-street parking. The property features double glazing, gas central heating and excellent storage throughout with a communal laundry room. Included in the sale are the; fitted carpets and floor coverings, curtains, oven, hob, hood, dishwasher and light shades. All appliances included in the sale are sold as seen with no warranty provided. There is a factoring fee payable to McCarthy Stone Management Services of approx. £244.44 per month.



Balcarres Street,
Edinburgh,
Midlothian, EH10 5JD



Approx. Gross Internal Area
607 Sq Ft - 56.39 Sq M
For identification only. Not to scale.
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Fourth Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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