

MORNINGSIDE
4 3F2 BALCARRES STREET
EH10 5JB



EPC RATING: C

OFFERS OVER £265,000



STUNNING ONE BED PLUS BOXROOM THIRD FLOOR FLAT, WITH FAR REACHING VIEWS IN PRESTIGIOUS MORNINGSIDE.

This immaculately presented apartment featuring bright, elegant living room with feature fireplace, spacious fully fitted kitchen/dining room with shaker style units & integrated appliances, a good-sized double bedroom, a contemporary shower room and a well maintained, south facing communal rear garden. Would make a perfect home for first time buyers, professionals, downsizers or investors.

VIEWING

Sunday viewing 2-4pm or by appointment call 0131 4466850

PROPERTY DESCRIPTION

- Spacious living room with feature fireplace, ornate corning, box-bay window with window seat, open shelved Edinburgh press and access to a boxroom which would make a good study or storage space
- Large kitchen/dining room with wide array of shaker style units & appliances and lots of space for dining & entertaining
- Good sized double bedroom, quietly located to the rear, with amazing views
- Contemporary shower room with large walk-in mains shower, vanity sink unit, wc & heated towel rail
- Long hallway with two handy cupboards
- Gas central heating from combi boiler located in the kitchen
- Upvc double glazed windows
- Well maintained stair with recent chimney & roof repairs carried out
- Beautifully presented south facing communal rear garden with expansive lawn surrounded by well stocked borders, raised beds and patio area for sitting & relaxing
- Residents' permit parking in the street
- Privately run Owners Association who agree on any building repairs, the cost of which are shared between 7 owners

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The property is also well placed for lots of walks and open spaces including Morningside Park, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just along the street. There is easy access into town

via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

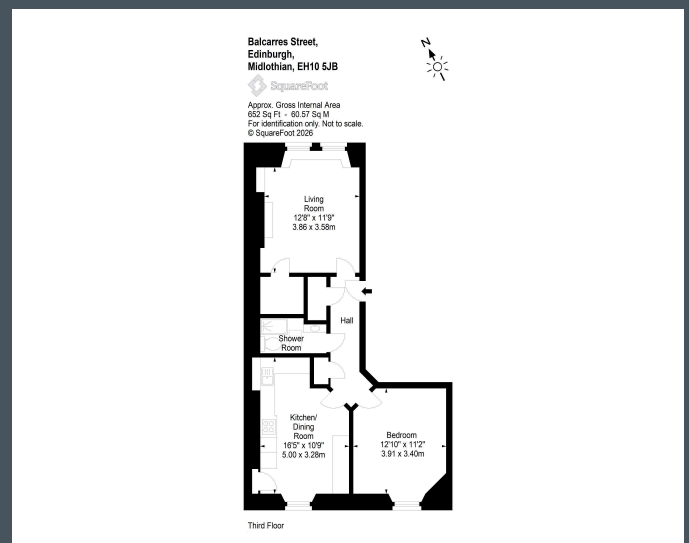
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£275,000

Living room	12'8 x 11'9 (3.86 x 3.58m)
Kitchen/dining room	16'5 x 10'9 (5.00 x 3.28m)
Bedroom 1	12'10 x 11'2 (3.91 x 3.40m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

