NEILSONS

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Offers Over

£400,000

21/8 Balcarres Street

Morningside | Edinburgh | EH10 5JD

A spacious first floor apartment with lift and south facing balcony which forms part of a well-maintained modern retirement development and enjoys a superb location in the capital's desirable Morningside area.

- 2 bedrooms
- 1 public room
- 2 bathrooms
- Off-street permit parking
- Balcony and communal gardens
- EPC rating – B
- Council tax band - F

Description

The development is bordered by spectacular landscaped garden grounds and has all the benefits of a retirement property, including an on-site house manager, communal social areas, a laundry, and a guest suite. Morningside Road is within comfortable walking distance and features a fantastic variety of popular coffee shops, eateries, boutique shops and both a Waitrose and Marks and Spencer's Food Hall.

The accommodation is accessed via secure entry with lifts to all floors and briefly comprises an entrance hallway with a large built-in storage cupboard, bright and spacious reception/dining room with light neutral décor, carpeted floor and direct access to a sunny south facing balcony. Just off the reception you have a well-equipped modern kitchen which has been fitted with a variety of white base and wall units, complete with contrasting worktops, splash tiling and a range of built-in appliances. There is a generous principal bedroom with walk-in wardrobe and modern en-suite with stylish two-piece white suite and walk-in drench shower enclosure. The property concludes with a further good-sized double bedroom, and an additional shower room/guest bathroom located off the hallway.

Factor and development requirements

The development offers a safe and secure environment with a House Manager, emergency call line facility, residents' communal lounge & guest room (bookable by prior arrangement). In addition, private residents parking is available within the immaculately kept communal grounds. Owner-occupiers must be at least 60 years of age, or if owner-occupiers are a couple, one must be 60 or over and the other at least 55 years of age. All residents must be capable of independent living and approved by interview. There is a fee of approximately £372 per month payable to the factor for the management of the building and facilities.

Extras

All floor coverings, light fittings, fixtures, white goods and integrated appliances will be included.

Gardens and Parking

There are a variety of beautifully tended communal areas for all residents in the building to enjoy together with off-street permit parking.

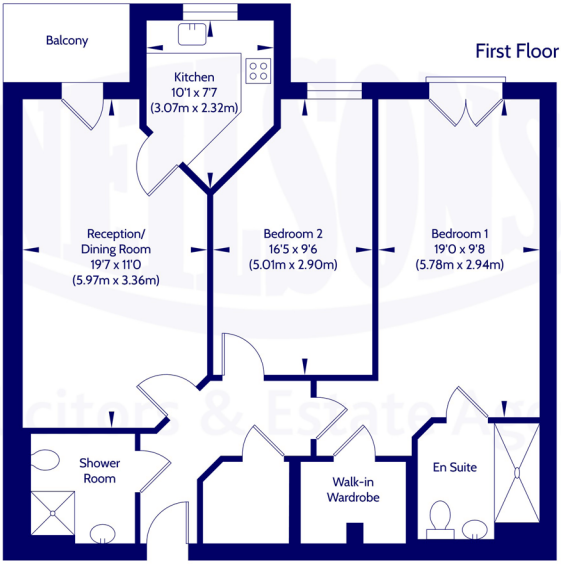
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Edinburgh's leafy Morningside district lies approximately two and a half miles to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchhill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.

Approx. Gross Internal Floor Area 79.02 Sq M / 851 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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For helpful, friendly, personal advice, get in touch.

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EH19 2AE

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