



49/10 Balcarres Street
MORNINGSIDE | EDINBURGH | EH10 5JQ

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solicitors & estate agents



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An exciting opportunity has arisen to acquire this one-bedroom, second floor flat situated in the highly sought-after Morningside area of Edinburgh.

The accommodation comprises a spacious, open plan living/dining room, off which lies the separate kitchen. The double bedroom is of an excellent size and benefits from integral cupboard storage, and a shower room completes the internal accommodation.

Outstanding local amenities include a range of stylish cafes, restaurants and bars, and the property is conveniently located to offer easy access to public transport links.

Offering immense appeal to first-time buyers and couples, in addition to holding investment potential, early viewing is highly recommended.

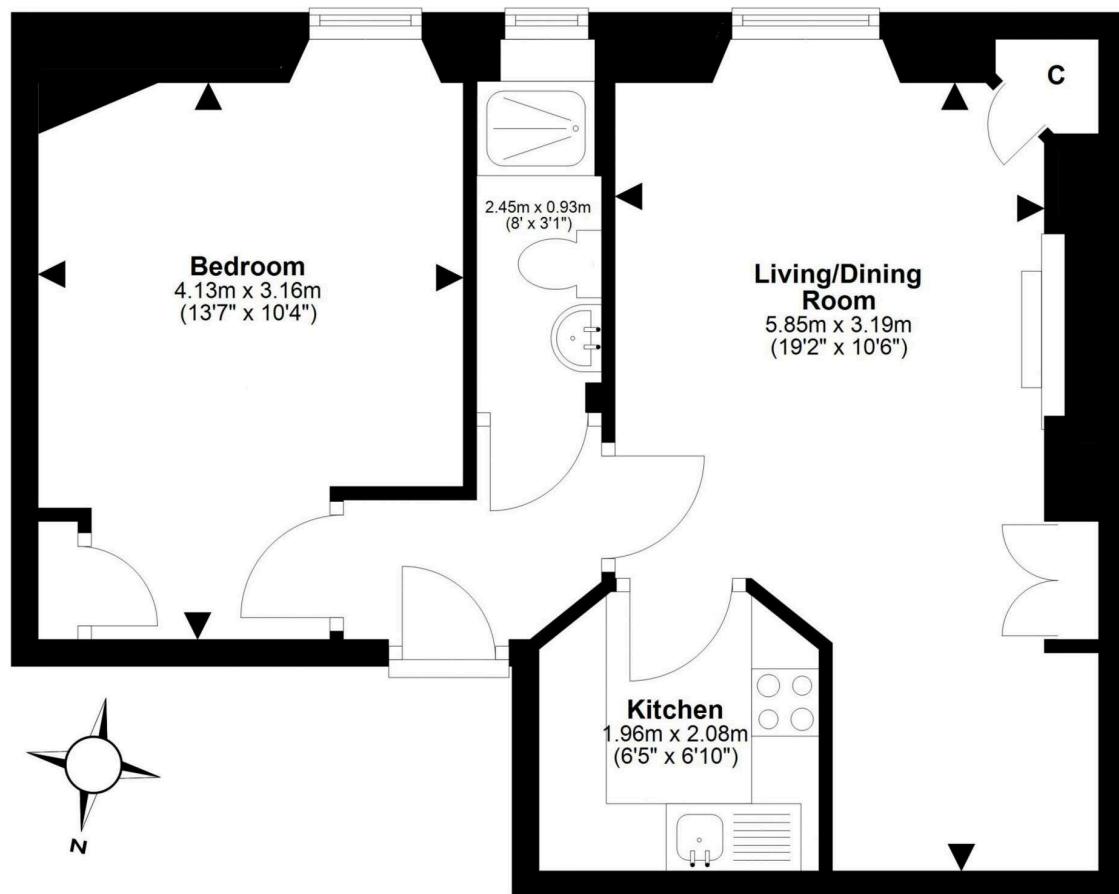
- One bedroom apartment
- Living/dining room
- Double bedroom
- Kitchen
- Shower room
- Entrance hallway
- Communal garden
- Ideal first-time purchase
- Highly desirable location
- Outstanding local amenities
- Excellent public transport links

PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



The subjects are located in the highly regarded Morningside area of Edinburgh, which lies a short distance to the south of the city centre. Morningside has long been regarded as one of Edinburgh's best shopping areas and its amenities are on a par with anything Edinburgh has to offer. An excellent choice of amenities is on offer including a Waitrose and Marks & Spencer Foodstore, post office, banks and specialist shops. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. Schooling is well represented from nursery to senior level, with Napier University on hand for the more mature student. For the walking enthusiast, pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. An efficient public transport system operates to most parts of the town and surrounding areas. The city bypass and main motorway networks are also within easy reach.

Energy rating C, Council tax band B. There is no factor associated with this property.
Property can be sold as seen with all items included in the sale.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.