



66 Balcarres Street, Edinburgh, EH10 5LT



Welcome

Welcome to Balcarres Street, situated in the heart of Morningside, this beautifully presented one bedroom main door flat offers an exceptional opportunity to acquire a stylish home in one of Edinburgh's most desirable residential locations. Combining attractive period character with well-proportioned accommodation and the rare benefit of its own private entrance, the property is ideally suited to a wide range of buyers, including professionals, couples, downsizers and those seeking a prime city base. Enjoying easy access to the excellent amenities of Morningside, highly regarded schools, picturesque green spaces and superb transport links, this is a home that perfectly balances character, comfort and convenience.



- Reception hallway
- Living room and dining area with access to the communal garden
- Fully fitted kitchen
- Double bedroom
- Stylish bathroom presented as a shower room
- GCH - boiler installed 2023 with Hive technology
- Double glazing
- Beautiful south facing shared gardens to the rear
- The front garden is understood to pertain to the property that the seller has enjoyed exclusive use of during their ownership.



Morningside

Balcarres Street is a highly sought-after residential address in Edinburgh's desirable Morningside district, renowned for its attractive period architecture, vibrant village atmosphere, and excellent local amenities. The area offers an outstanding selection of independent boutiques, cafés, restaurants, and supermarkets, together with popular leisure facilities including the nearby Dominion Cinema and a range of parks and green spaces.

The property is well positioned for access to the open spaces of Bruntsfield Links, The Meadows, and Blackford Hill, providing excellent opportunities for walking, cycling, and outdoor recreation. Morningside is also particularly well provided for in terms of schooling, with a choice of highly regarded state and independent schools nearby.

Regular bus services provide quick and convenient access to Edinburgh City Centre, the financial district, and the city's universities, while the City Bypass, Edinburgh Airport, and the central motorway network are all easily accessible, making this an ideal location for both commuters and families alike.

Extras

The integrated kitchen appliances, curtains and fitted floor coverings are included. Other contents are available by separate negotiation.



Get in touch

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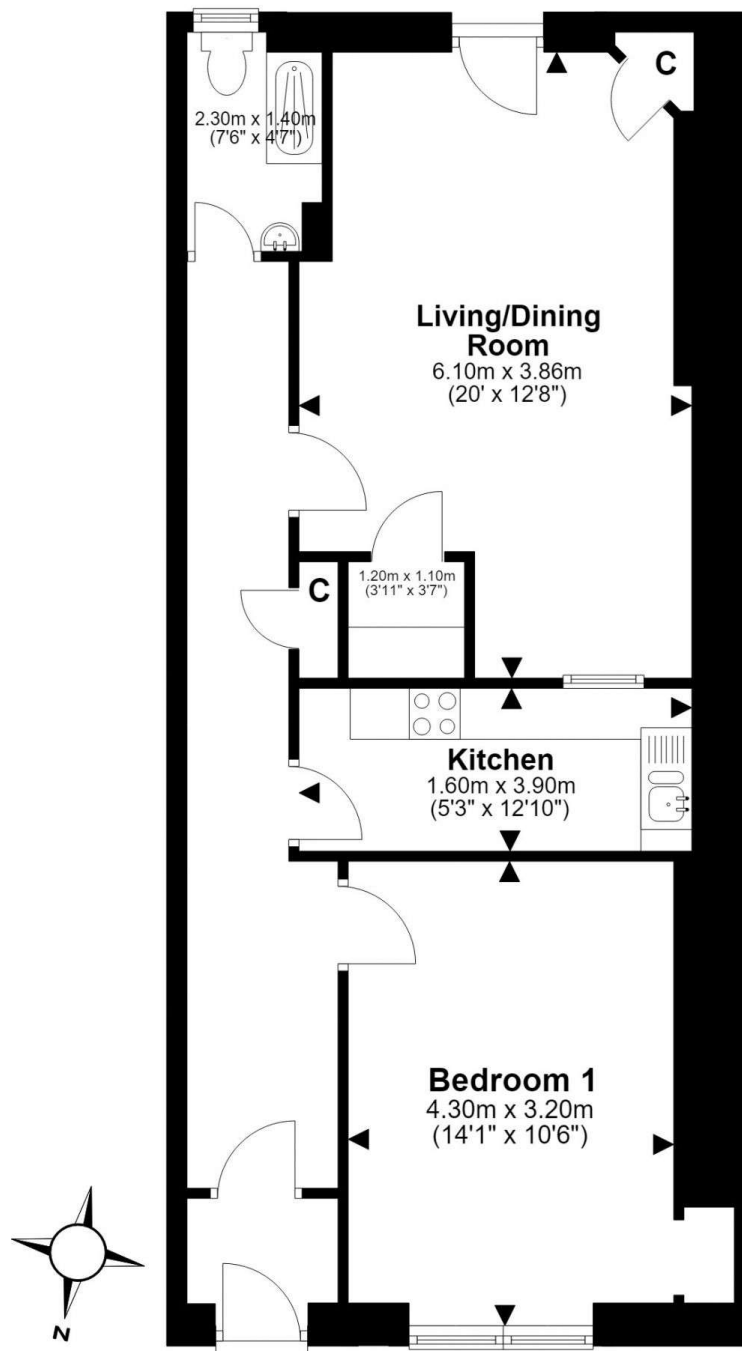
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.