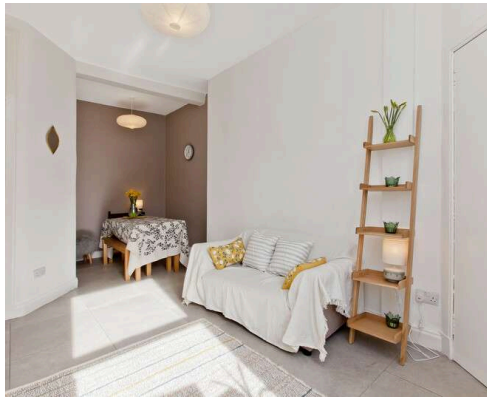


MORNINGSIDE  
45/3 BALCARRES STREET  
EH10 5JQ



EPC RATING: C

FIXED PRICE £175,000



## SUPERB ONE BED STARTER FLAT IN A POPULAR AREA WITH PRIVATE FRONT GARDEN

South facing, generous accommodation with useful storage, presented to the market in move-in condition. Private front garden and shared rear garden. Excellent local amenities a few minutes' walk away in Morningside. Also convenient for the City Centre.

### VIEWING

By appt tel 0131 4466850

### PROPERTY DESCRIPTION

- Entryphone security system to shared entrance/stairway
- Welcoming hall
- Generous lounge/dining room
- Fitted kitchen with appliances
- Large double bedroom with fitted wardrobes
- Stylish shower room with new shower
- Gas central heating
- Double glazing
- Useful storage
- Small private front garden
- Shared rear garden
- Unrestricted on-street parking

### AREA

While convenient for access to the finest amenities of the City Centre, Morningside offers an excellent variety of individual and specialist shops as well as a large Waitrose Supermarket and Marks & Spencer Simply Food. Banking/post office services are also available and local social amenities include reputable restaurants, coffee shops and bars, a multi-screen cinema and a theatre. The flat is opposite Morningside Park and Hermitage of Braid is close by providing delightful walks. A frequent & effective public transport service operates to many parts of the City and the property is also convenient for access to the City By-pass, linking with major motorway networks.

### EXTRAS

The fitted floor coverings, curtains, blinds, hob, oven, fridge freezer, washing machine, microwave and fitted wardrobes are included in the sale.

### HOME REPORT VALUATION

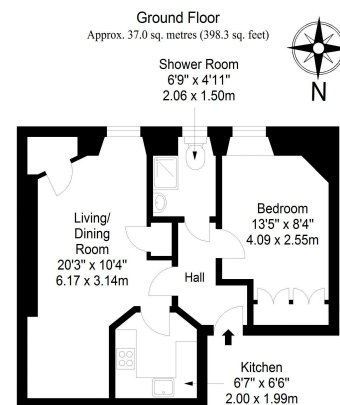
£180,000

<b>Hall</b>	
<b>Lounge/Diningroom</b>	5.84m x 3.12m (19'2" x 10'3")
<b>Kitchen</b>	1.98m x 1.95m (6'6" x 6'5")
<b>Double Bedroom</b>	4.01m x 2.56m (13'2" x 8'5")
<b>Showerroom</b>	2.05m x 1.47m (6'9" x 4'10")

### Contact:

205 Morningside Road Edinburgh EH10 4QP  
 T • 0131 446 6850 E • info@jardinephillips.com  
 F • 0131 446 6859 DX 503238 ED64

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.



Total area: approx. 37.0 sq. metres (398.3 sq. feet)

