



5A BALCARRES STREET

MORNINGSIDE, EDINBURGH, EH10 5JB



2 PUBLIC



4 BED



3 BATH

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5A BALCARRES STREET

Boasting spacious and flexible accommodation, designed with the modern family in mind and enhanced by exceptionally stylish, contemporary interiors, this semi-detached house in Morningside offers four bedrooms, a fabulous open-plan living area and kitchen, and three bathrooms, plus a low-maintenance garden, a versatile outbuilding, and two private parking spaces.

Features

- Semi-detached house in Morningside
- Beautifully presented, contemporary interiors
- Reception hall with excellent storage
- Open-plan, split-level kitchen, living & dining room
- Principal bedroom with walk-in wardrobe and four-piece en-suite bathroom
- Three further bedrooms
- Family bathroom
- Additional shower room
- Large utility room
- Low-maintenance garden
- Outbuilding with office, versatile room and WC
- Two private parking spaces
- Underfloor heating, radiators, triple-glazed windows, and solar panels

“...Semi-detached house in Morningside with beautifully presented, contemporary interiors...”

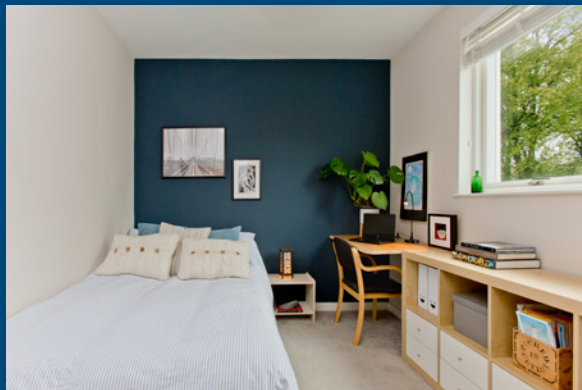


A reception hall with excellent built-in storage welcomes you inside, immediately setting the tone for the interiors to follow with neutral décor and engineered oak flooring. To the left of the hall you step into a fabulous open-plan living area split over two levels, comprising a living room, a dining area, and a kitchen. The kitchen is beautifully appointed with handmade grey cabinets, marble worktops, and splashback tiling, and includes a central island. A black Rangemaster takes centre stage, whilst integrated appliances consist of a fridge and a dishwasher. The kitchen is supplemented by a walk-in pantry. The adjoining dining area has bespoke Charlotte James seating for eight, with room for additional chairs and furniture items, and affords access down to the living room, via a short flight of stairs. The cosy living area boasts a warming Dowling multi-fuel stove, fitted shelving, and a TV recess, as well as a door opening out onto the garden – perfect for alfresco entertaining, dining, and family recreation during the warmer months!

The home accommodates four well-proportioned double bedrooms, all stylishly decorated and fitted with carpets for optimum comfort underfoot. The luxurious principal suite comprises a large sleeping area, a walk-in wardrobe, and a four-piece en-suite bathroom, complete with a deluxe rainfall shower, a bathtub, a WC-suite, and a chrome towel radiator. The remaining bedrooms all also have built-in wardrobes. A family bathroom, a separate shower room, and a large utility room complete the accommodation on offer. The home is kept warm via a combination of underfloor heating and radiators, whilst the windows are all triple-glazed and there are solar panels for hot water and electricity. It also has excellent insulation and an energy rating of B. The kitchen and dining room, as well as the principal bedroom dressing room and en-suite, have built-in ceiling speakers, with the house also boasting app-controlled heating, lighting, and blinds.

Externally, the house has a private, low-maintenance rear garden, mostly paved for easy upkeep and boasting a versatile outbuilding with a home office space, an extra multipurpose room that could lend itself to a variety of uses, and a WC. Two private parking spaces offer off-street parking.

“...Principal bedroom with walk-in wardrobe and four-piece en-suite bathroom...”



Morningside

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

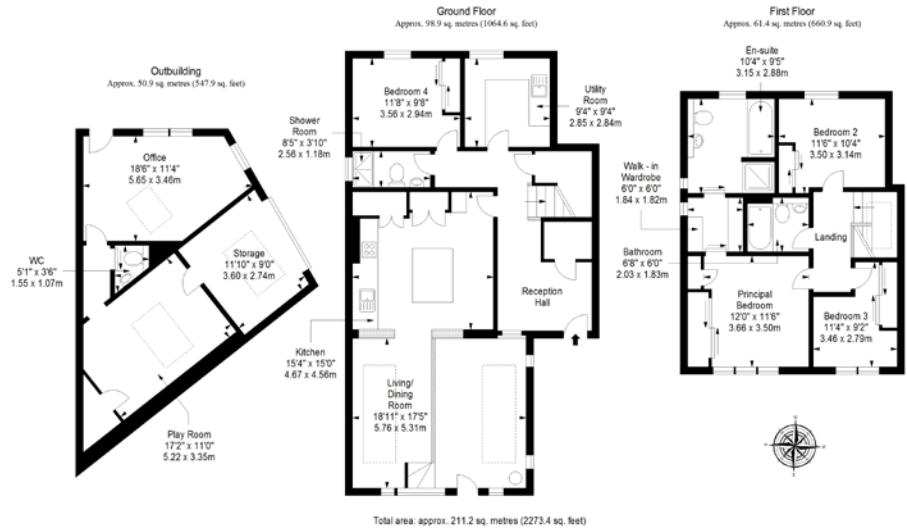
EPC Rating - B

Home Report Value - £850,000

For up to date price & viewing information contact VMH Property or visit us online.



Extras: all fitted floor coverings, window coverings, light fittings, bedroom fitted wardrobes, Rangemaster cooker, and integrated kitchen appliances will be included in the sale. Some furniture and additional appliances may be available by separate negotiation.



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