

COULTERS[©]

18 2F2 BALCARRES STREET

MORNINGSIDE, EDINBURGH, EH10 5JD

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Occupying a coveted location within Edinburgh's prestigious Morningside, this charming two bedroom traditional apartment boasts classical proportions and fine period details. On the second floor of a tenement, it enjoys a delightful south-facing, leafy outlook. Close to the heart of the village with its excellent transport links, wonderful array of leisure, dining and retail amenities and only a short stroll from Morningside Park, The Hermitage of the Braid, this home will appeal to a variety of buyers.



Decorated in a calming, tasteful colour palette throughout, the welcoming entrance hall is most engaging. The beautiful sitting room is bathed in natural light, with the fine slate mantelpiece forming a strikingly attractive focal point in the room, along with an open shelved Edinburgh press. Soft fitted carpets add a comfort to the room, which in turn leads into a good-sized box room which has natural light on both sides from the glazed door to the sitting room and a window from the large dining kitchen.



KEY FEATURES

-  Beautifully presented second floor flat.
-  Two attractive double bedrooms & box room.
-  Well maintained communal garden.
-  On street residents parking.
-  Situated in highly sought after Morningside.
-  Independent retailers and cafes nearby.



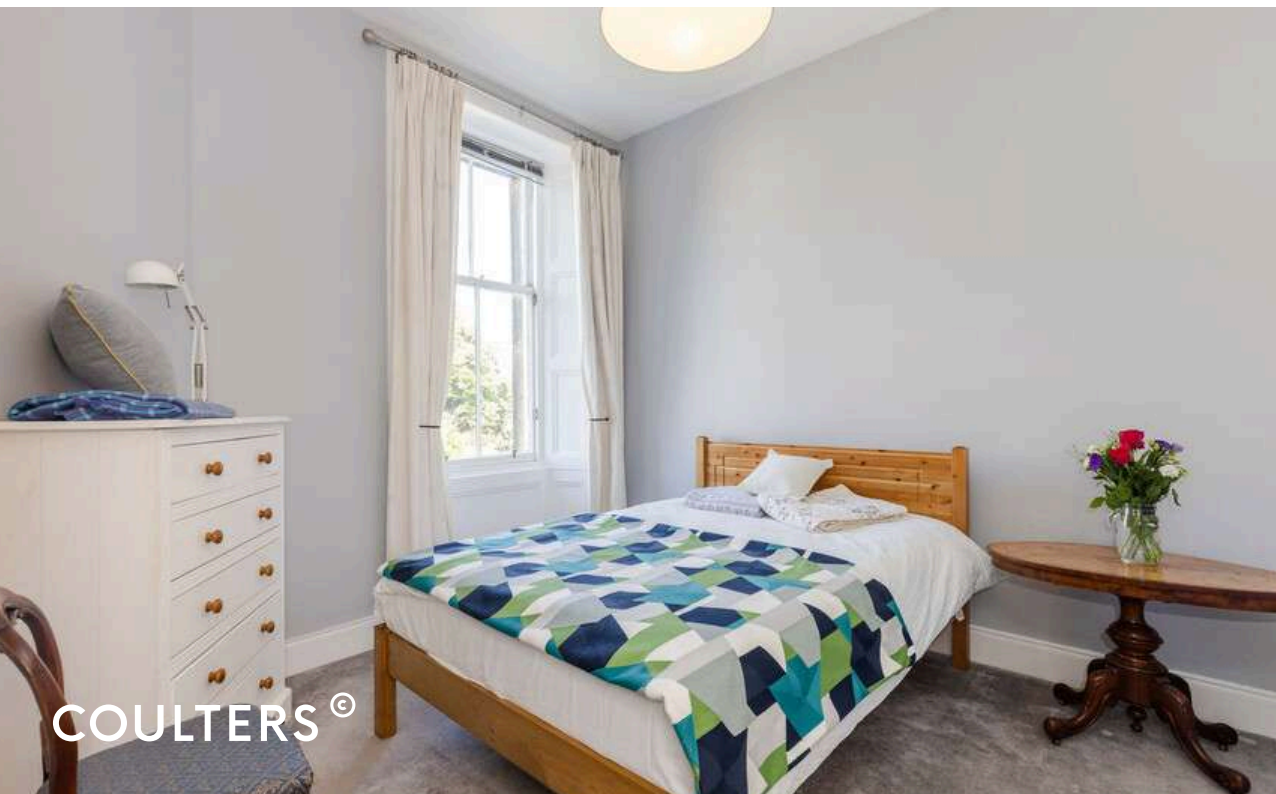
The well-equipped dining kitchen has an integrated gas hob, electric oven, washing machine, dishwasher, fridge/freezer and extractor hood along with a practical washing pulley overhead. The master bedroom, situated to the front of the flat, benefits from a built-in mirrored wardrobe with additional deep storage overhead. The second double bedroom is located to the rear with attractive views over the rear communal garden. With modern Metro-style tiling surrounding the sanitary ware, the bathroom suite (with a shower over the bath) is fresh and bright. There is a well maintained shared garden to the rear of the building, mainly laid to lawn with established beautiful bushes and shrubs. Permit holder parking is available on the street outside.





THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S. The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.

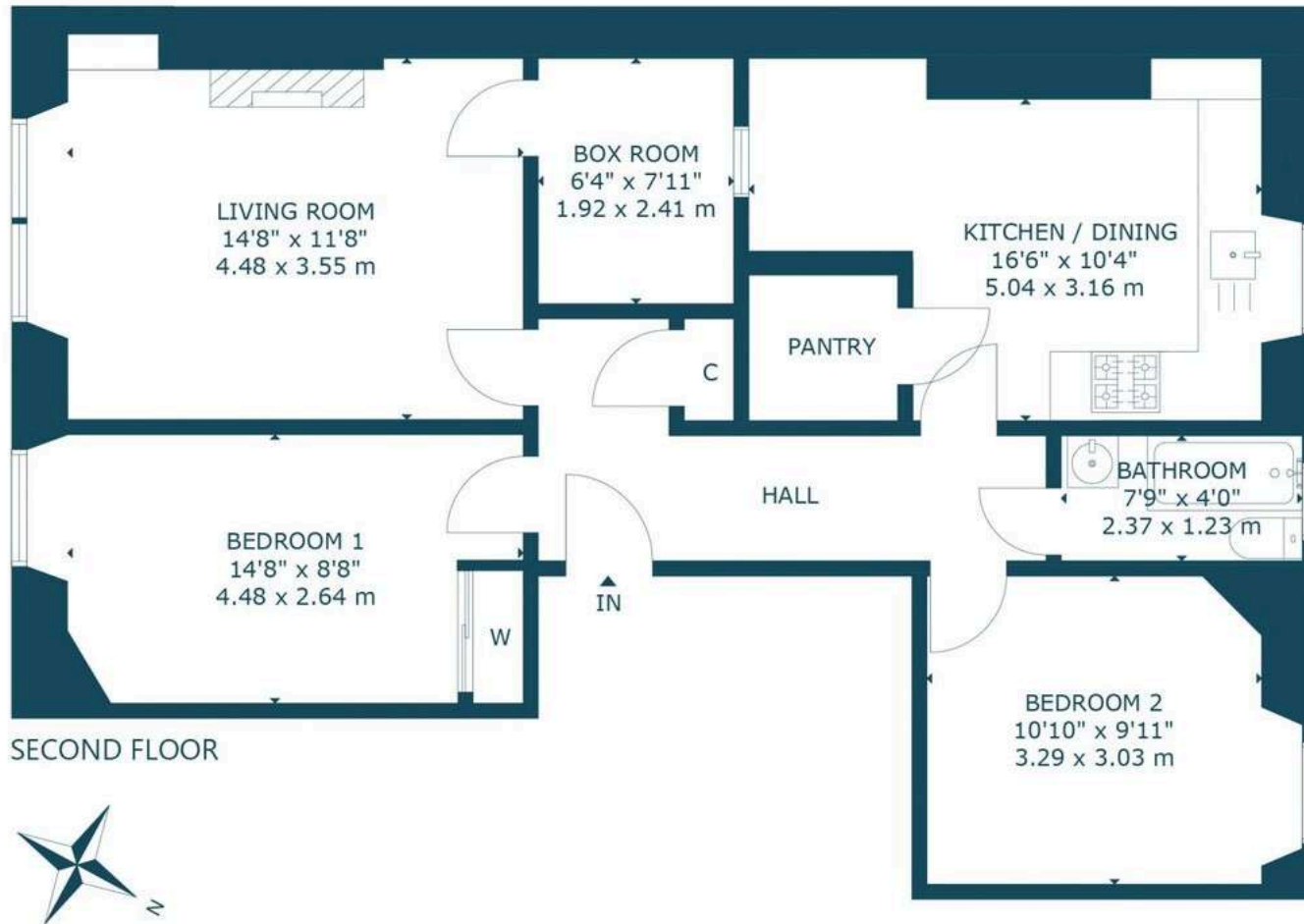


Morningside is known for a high quality of schooling on offer both at primary and secondary level. Ideally situated for access to Napier University, the University of Edinburgh and the College of Art, all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items of furniture may be available by separate negotiation.





SECOND FLOOR

18 2F2 BALCARRES STREET, MORNINGSIDE, EDINBURGH, EH10 5JD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 872 SQ FT / 81 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
 Copyright © Nest Marketing www.nest-marketing.co.uk

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.