



**25 1F2 Balcarres Street, Morningside,
Edinburgh, EH10 5JD**



CHARTERED FIRM



ELP 
**Arbuthnott
McClanachan**
solicitors & estate agents

BRIGHT & ATTRACTIVE

FIRST FLOOR FLAT



A bright and attractive first floor flat which has a sunny open outlook to the front. The property is situated in a well-kept building forming part of the popular Morningside area of Edinburgh, close to shops, excellent local amenities, public transport and walks in the Braid and Pentland Hills. The entrance is via a well-kept communal stair with entry phone system. The property has some original features and cornice work together with deep skirtings and panelled doors. The accommodation consists of a hallway with cupboard, a pleasant, light filled sitting room with leafy views opening into a modern kitchen which has been fitted with wood effect units and toning worktops. The double bedroom has a large alcove for storage and there is a pretty cast iron fireplace. The shower room has a white suite and electric shower. There is a well-kept communal garden to the rear and permits are available for zoned permit parking. Ideal buy for a variety of purchasers. Viewing recommended.

Communal stair with entry phone

Hall

Sitting room/ kitchen

Double bedroom with large alcove

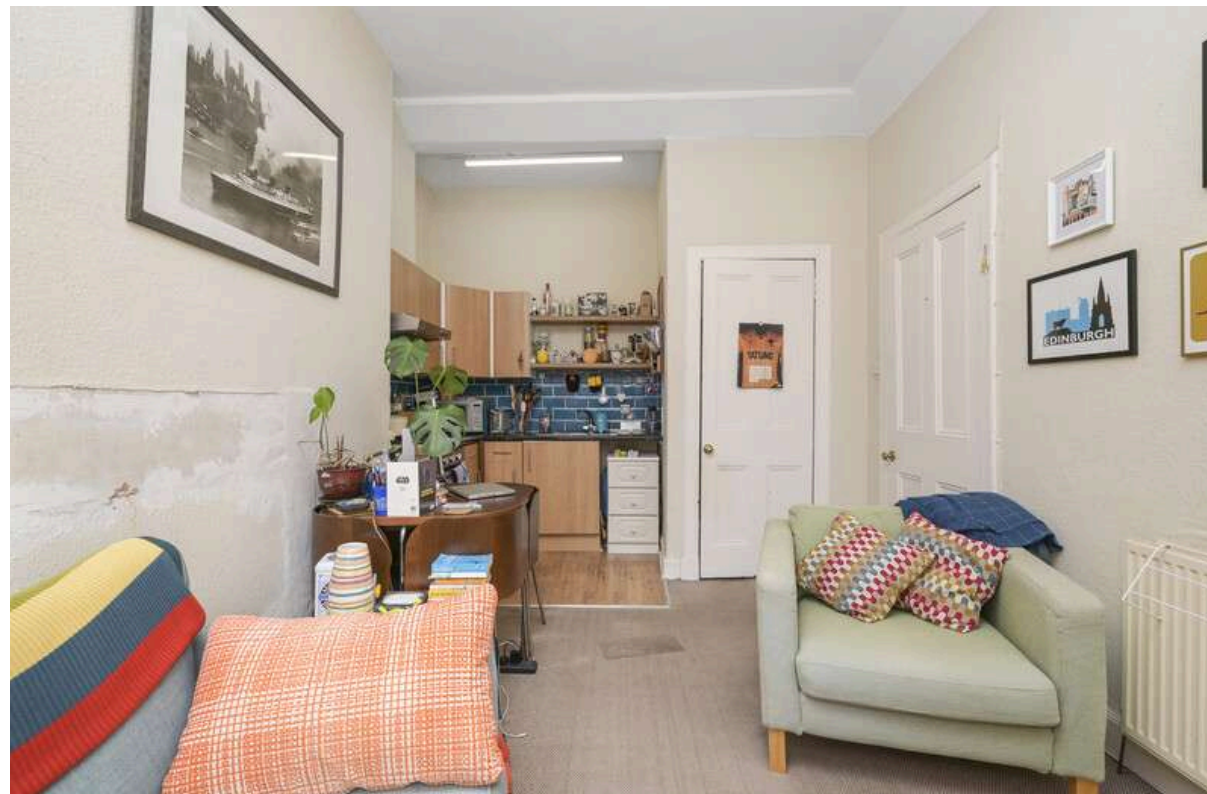
Shower room with white suite and shower

Gas central heating

Permit zone parking and pay and display

Communal garden

Edinburgh Block Management - annual fee £310.80 (£259+VAT)





MORNINGSIDE

Morningside is one of Edinburgh's most sought after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University, Napier University and the Royal Infirmary and Sick Children's Hospitals. Recreational spaces in the area include the Meadows, Bruntsfield Links, Blackford Hill and Hermitage of Braid. Edinburgh city centre can be reached on foot in under 30 minutes and there is an excellent range of bus services on Morningside Road. The property is in the catchment areas for Bruntsfield and St Peter's RC Primary Schools and Boroughmuir High School.



Extras

All fitted floor coverings, kitchen appliances to include electric oven, extractor hood, gas hob and in utility cupboard, automatic washing machine and fridge (no warranties given).

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

B

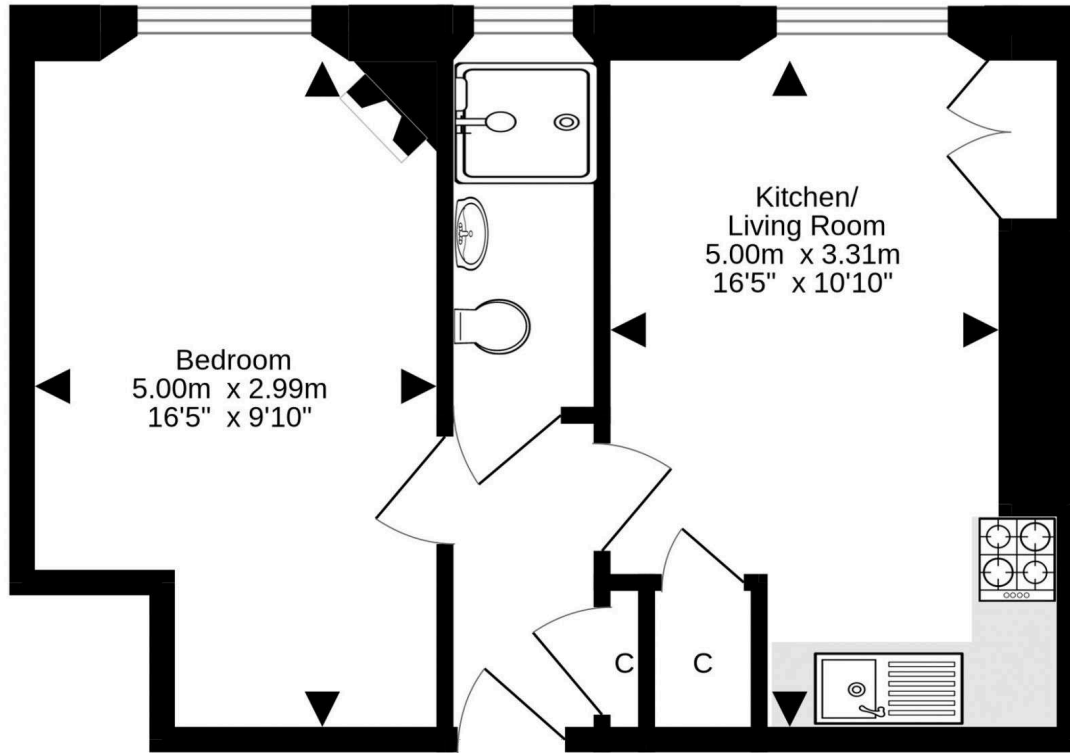
Home Report Valuation

£170,000

EPC Rating

C

Shower Room
2.70m x 1.10m
8'10" x 3'7"



Bedroom
5.00m x 2.99m
16'5" x 9'10"

Kitchen/
Living Room
5.00m x 3.31m
16'5" x 10'10"



TOTAL FLOOR AREA : 35.0 sq.m. (377 sq.ft.) approx.

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

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