



21/34 Balcarres Street
Morningside, Edinburgh, EH10 5JD

CALL US ON 0131 447 4747

21/34 Balcarres Street Morningside, Edinburgh, EH10 5JD

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Stairs & lift to upper levels.
- Reception hall with large storage cupboard.
- Attractive and generously proportioned living room/ dining room.
- French doors with Juliet style balcony.
- Contemporary fitted kitchen with appliances.
- Good sized double bedroom with walk-in wardrobe.
- Well-presented, generously sized shower room with walk-in shower.
- Electric heating.
- Double Glazing.
- Well maintained communal garden areas.
- Residents parking available.
- House Manager (Monday to Friday 9.am- 3pm).
- Communal Lounge
- Laundry Room
- Guest suite.
- 24-hour Careline system.



GENERAL DESCRIPTION

A fourth-floor flat forming part of a sought after development in the prestigious Morningside district of the City. Perfectly positioned for access to a wide range of local amenities. The property may be suitable for somebody downsizing and looking to stay within the area and there is an active social community within the development. The property still holds a NHBC guarantee and the block and flat itself are in immaculate condition.

FACTORING NOTE

The block is factored by McCarthy Stone at an approximate charge of £211 per calendar month. This covers the maintenance of all the common areas and also the block buildings insurance. Subject to availability the optional car parking permit is £250 per annum. Residents must undergo an assessment to be approved by McCarthy Stone. For individual residents they must be 60 years old or over and for couples one must be over 60 and the other over 55 years old. No resident under 55 years old is permitted.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 2.3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES

LOCATION

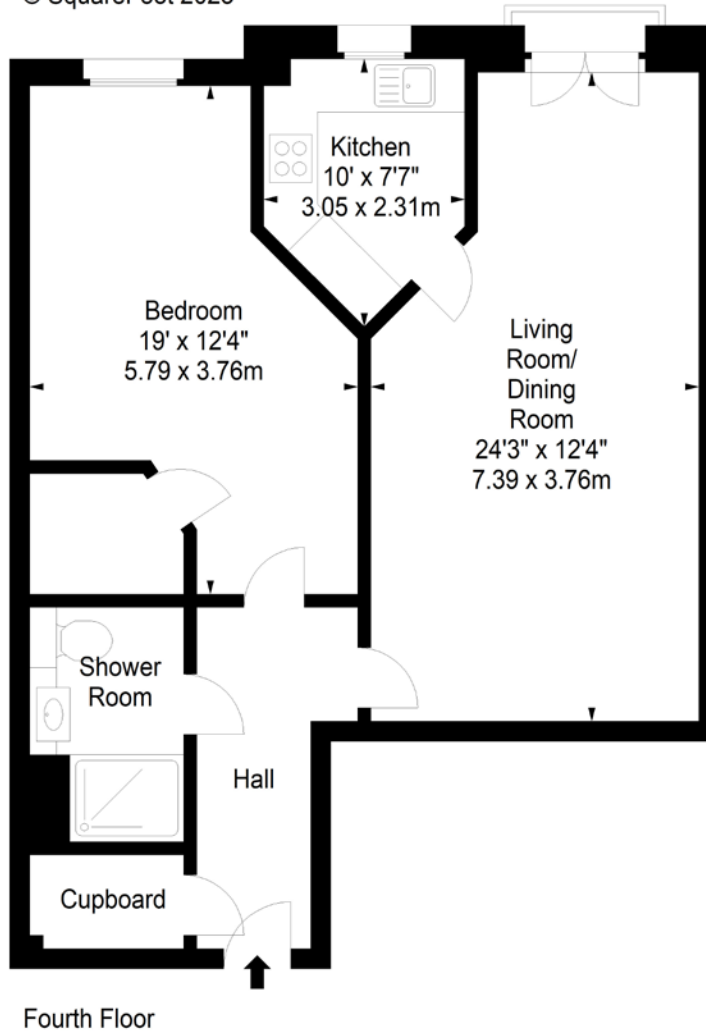
Morningside is a highly respected and much sought-after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated just under 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES. KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER-HOOD, FRIDGE/FREEZER. SOME FURNITURE MAY BE AVAILABLE THROUGH NEGOTIATION.

Balcarres Street,
Edinburgh,
Midlothian, EH10 5JD



Approx. Gross Internal Area
697 Sq Ft - 64.75 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.