

21/7 Balcarres Street

Morningside, Edinburgh, EH10 5JD

mhdlaw



“Retirement development close to the heart of Morningside”



Features

- Smart First Floor Retirement Flat
- Over 60's
- Lift
- Entrance Hall
- Living/Dining Room with Leafy Views
- South-Facing Covered Balcony
- Bright, Well-Equipped Kitchen
- Large Double Bedroom With Walk-In Wardrobe
- Contemporary Shower Room
- Extensive Storage
- Electric Heating
- Double-Glazing
- Residents' Lounge
- Residents' Laundry
- Guest Suite For Visiting Family
- Well-Tended Communal Gardens
- On-Site Manager
- 24 Hour Emergency Alarm System
- Residents', Secure, Gated Parking



DESCRIPTION

Set on the first floor of a McCarthy & Stone retirement development close to the heart of Morningside, just moments from local amenities, this spacious one-bedroom flat offers bright, inviting living space opening out to a south-facing balcony with access to a variety of residents' facilities and secure off-street parking.

LOCATION

Stewart Terrace is a modern development for the over 60s which forms part of Balcarres Street, a residential road which runs a few hundred metres into the heart of bustling Morningside. This is an area well-renowned for its independent shops, cafes and restaurants. Morningside Road is also home to an M&S Food Store and a Waitrose supermarket, whilst there are a good array of cultural distractions available at the Church Hill Theatre and the Dominion Cinema. The wide open spaces of The Braids and The Meadows are within easy reach for those seeking fresh air, and regular buses run along Balcarres Street offering connections into the city centre and beyond. For the motorist the A702 links to the City Bypass and from there, to the wider motorway network.

FACTOR

McCarthy & Stone £211.74 pcm (including building insurance).

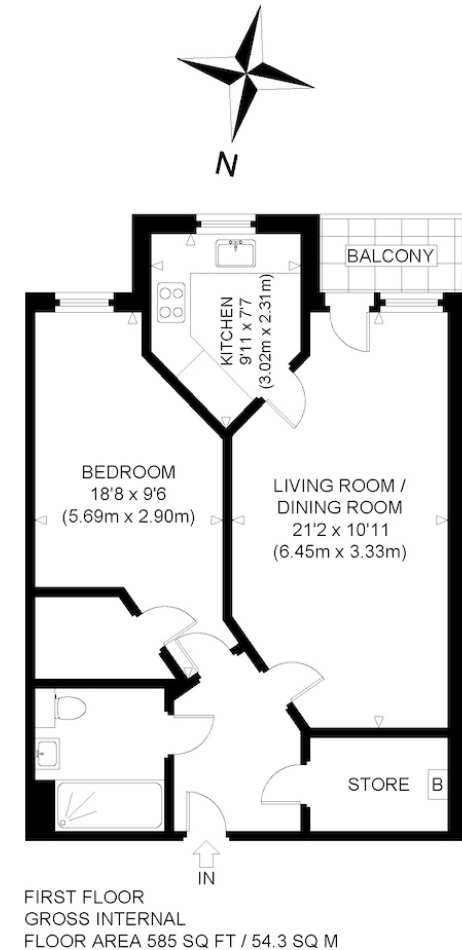
HOME REPORT VALUE – £290,000

COUNCIL TAX BAND D



Please click here to view the video for this property

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



BALCARRES STREET
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 585 SQ FT / 54.3 SQ M
All measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Viewing – By appointment, please call MHD Law on 0131 555 0616

All enquiries, note of interest and offers to be directed to the property department at:

45 Queen Charlotte Street, Leith, Edinburgh, EH6 7HT
T: +44 (0) 131 555 0616 E: edinburgh@mhdlaw.co.uk

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