



**boyd** property

23, Flat 6, Balcarres Street  
EDINBURGH | EH10 5JD

# 23, Flat 6, Balcarres Street

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## Description

Boyd Legal are delighted to present to the market this well presented 2-bedroom second floor apartment located within a well-kept tenement building, situated in the highly-regarded Morningside district of Edinburgh, lying south of the city centre. The property is offered to market in move-in condition and briefly comprises; a welcoming entrance hallway, a large bright and spacious twin windowed lounge with feature fireplace and box room off, a well-proportioned fitted kitchen/dining room, two double bedrooms and a modern family bathroom. The property benefits from some fine period features which include cornice work, fireplaces and there is gas central heating and double glazing. There is a well-maintained communal rear garden and there are permits available for zoned permit parking.

## Location

Morningside is a much sought-after residential area to the south of Edinburgh city centre and offers popular bistros, restaurants, bars, cafes, and specialist shops together with a Waitrose Supermarket, Sainsbury Local and M & S Simply Food. Other amenities include Morningside Park nearby and Morningside Library, the Dominion Cinema and Church Hill Theatre a short distance away. Pleasant walks are available within Blackford Hill and pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park and the Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. The city centre itself can be easily accessed by car or public transport and Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

## Extras

All fitted floor coverings, blinds, curtains, fitted wardrobes and integrated kitchen appliances.

## Price & Viewing

For price and viewing information contact Agents.

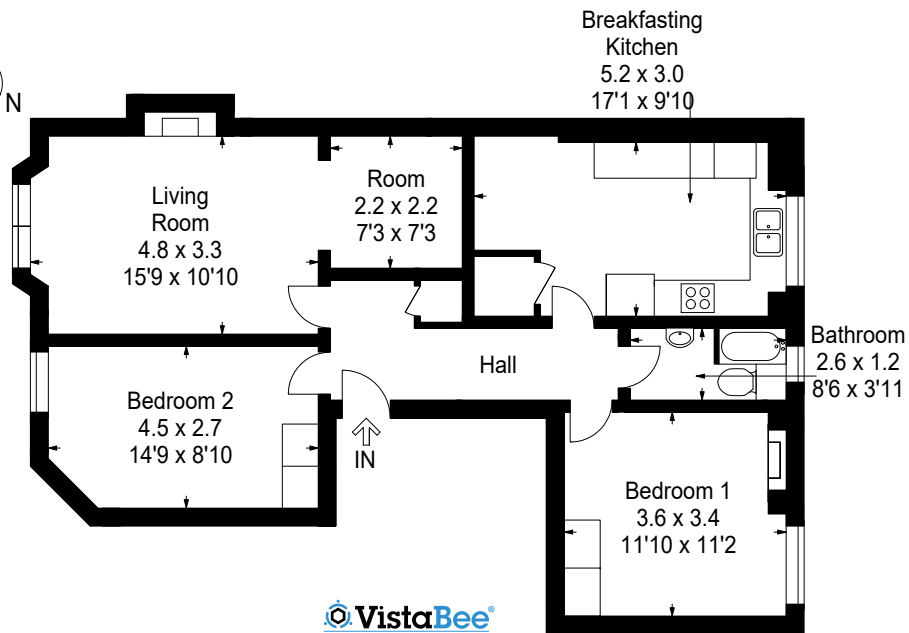


## Features

- Entrance hallway
- Lounge
- Box room
- Kitchen/Dining room
- 2 bedrooms
- 1 Bathroom
- Double glazing
- Gas central heating
- Communal rear garden
- Zoned permit parking

“ A well-presented 2-bedroom second floor apartment located within a well-kept tenement building, situated in the highly-regarded Morningside district of Edinburgh, ”





Approximate Internal Floor Area 818 Sq Ft / 76 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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