



boyd property

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

23, Flat 6, Balcarres Street

EDINBURGH | EH10 5JD 2JZ

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

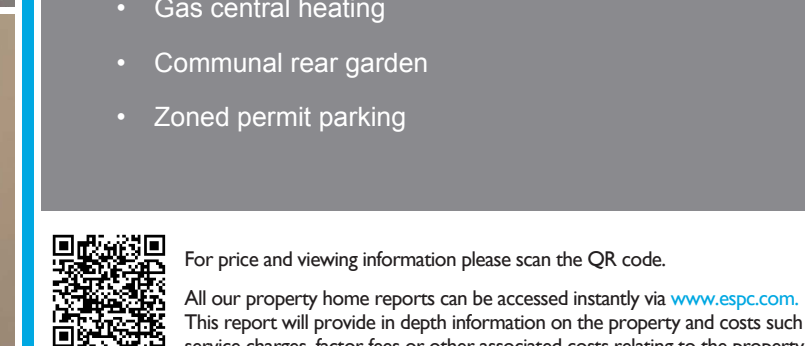
All fitted floor coverings, blinds, curtains, fitted wardrobes and integrated kitchen appliances.



Features

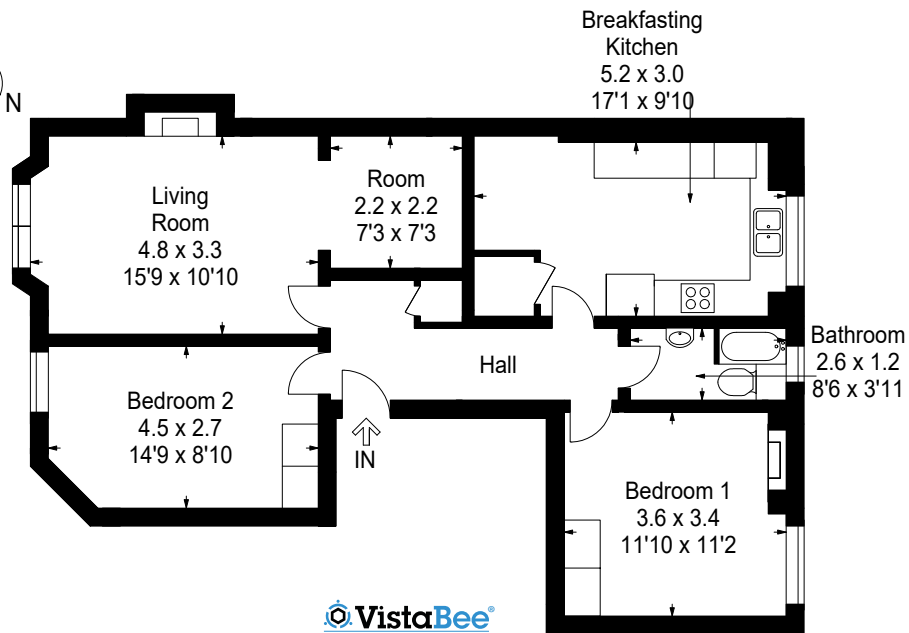
- Entrance hallway
- Lounge
- Box room
- Kitchen/Dining room
- 2 bedrooms
- 1 Bathroom
- Double glazing
- Gas central heating
- Communal rear garden
- Zoned permit parking

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



For price and viewing information please scan the QR code.

All our property home reports can be accessed instantly via www.espc.com. This report will provide in depth information on the property and costs such as service charges, factor fees or other associated costs relating to the property.



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)

© VistaBee 2024



Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

1 Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.