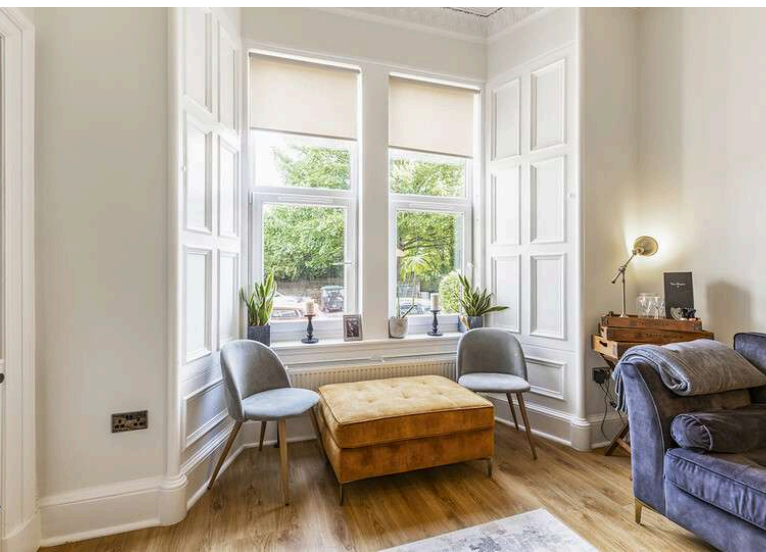




2 GF2 Balcarres Street  
Morningside, EH10 5JB



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# 2 GF2

Balcarres Street

Early viewing is highly recommended to appreciate this two bedroomed ground floor flat situated in the popular Morningside area South of the City Centre.

- 2 bedroomed ground floor flat
- Stylish, modern and well presented interiors
- Close to local amenities
- Gas central heating and double glazing
- Private front garden
- Communal rear garden
- Lounge/kitchen
- 2 bedrooms
- Bathroom with shower

Offers Over : £275,000

Home Report: £285,000

EPC Rating: D

Council Tax: C

Tenure: Freehold

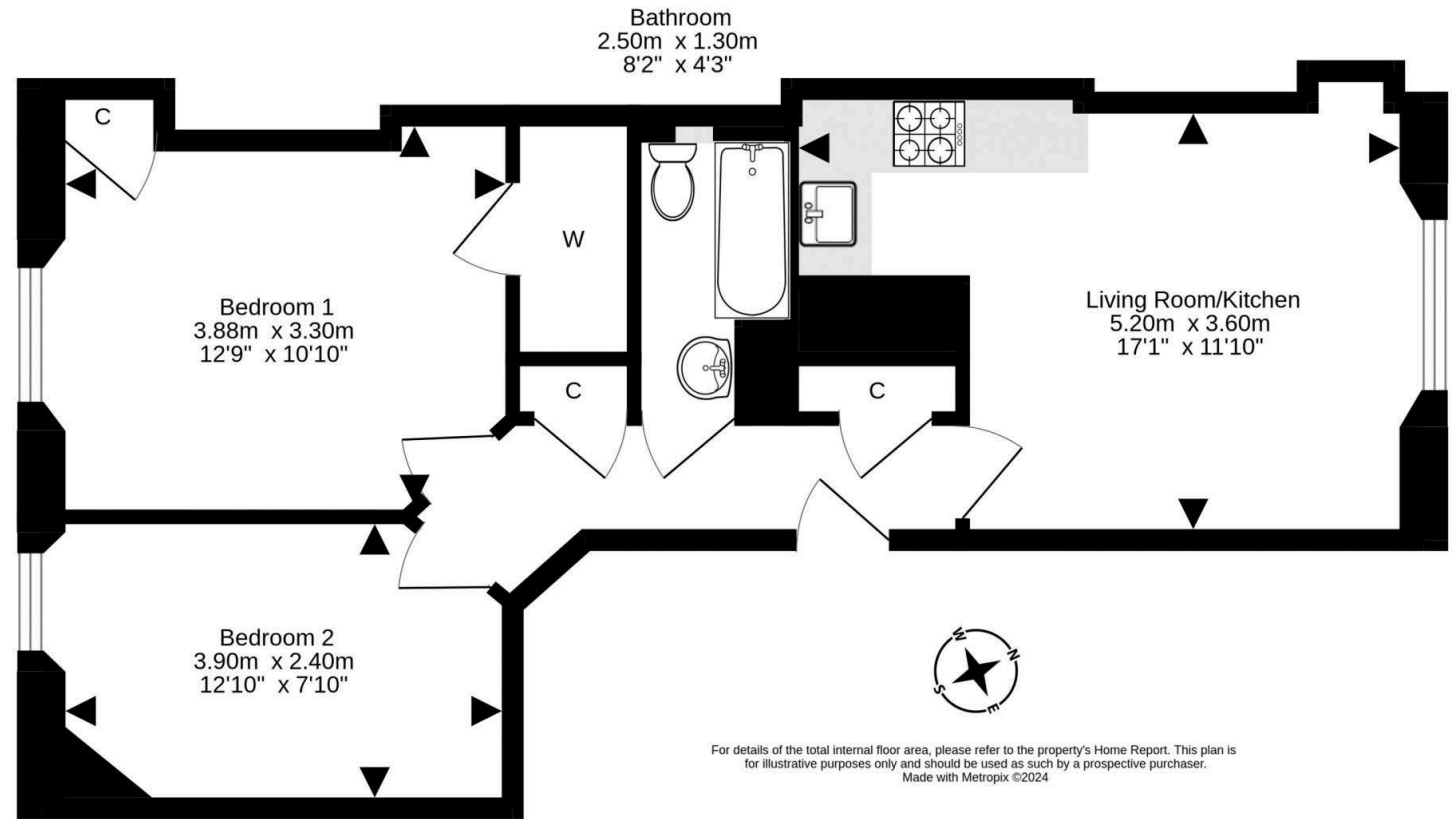
Accessed from a well maintained communal stair the property opens to an entrance hall with storage and utility cupboards. To the front the bright double windowed lounge features ornate cornicing with the well equipped kitchen with integrated appliances (slimline dishwasher, electric oven and hob and fridge/freezer) to the rear there are two bedrooms one of which has a large walk in wardrobe and a tiled bathroom with 3 piece suite and shower over the bath completes this property.

The property benefits from gas central heating and double glazing in addition to a low maintenance private front garden and communal rear garden.

Extras - To include the aforementioned white goods in the kitchen in addition to the washing machine and tumble dryer in the utility cupboard. Carpets curtains and blinds.



Morningside offers boutiques, supermarkets (including Waitrose and M&S) and a thriving coffee scene with numerous cafes and independent coffee shops. A luxury cinema and a choice of theatres provide entertainment, alongside a host of restaurants. Pentland Hills is just a short drive away and there are lovely walks to be enjoyed at Braidburn Valley Park and Blackford Hill. The surrounding area is home to some fantastic golf courses, including Merchants of Edinburgh Golf Club and Braid Hills Golf Course. Morningside offers fast and convenient commuting, with transport links including the nearby City Bypass and regular buses running to and around the city centre.



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