










Offers Over

£155,000

34/2 Balcarres Street

Morningside | Edinburgh | EH10 5JB

This charming, 1 bedroom traditional ground floor flat forms part of a handsome tenement, quietly positioned to the rear of the building with attractive outlook over the well kept communal garden. Located within one of Edinburgh's most sought-after districts, close to excellent amenities, transport links and within easy reach of the city centre.

-  1 Bedroom
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  On-street parking
-  EPC Rating – D
-  Council Tax Band – B



Description

The property would now benefit from some general modernisation and upgrading and will undoubtedly appeal to first time buyers and rental investors. It offers an excellent opportunity for the purchaser to create a stylish flat to their own particular specification. The property affords some lovely period features including sanded floorboards, cornice work and feature fireplace. This light-filled home comprises of entrance hallway with large storage cupboard, a sizeable lounge/diner with fireplace and good storage provisions including a large cupboard with shelving. The kitchen, located off the lounge, is fitted with a range of wall and base units with gas cooker, washing machine and fridge freezer included in the sale. There is a double bedroom with sanded floors and a bathroom fitted with a three piece suite with electric shower over the bath. Further benefits include gas central heating with combi boiler and double glazing.



Extras

All the fitted floor coverings and light fittings are included in the sale together with the gas cooker, washing machine and fridge freezer. The property will be sold as seen.

Gardens and parking

There is a communal garden located to the rear, which is laid to lawn and bordered by mature plants and bushes, for the car owner, permit and metered parking is available within the street.

Viewing

By appointment with Neilsons on 0131 625 2222.





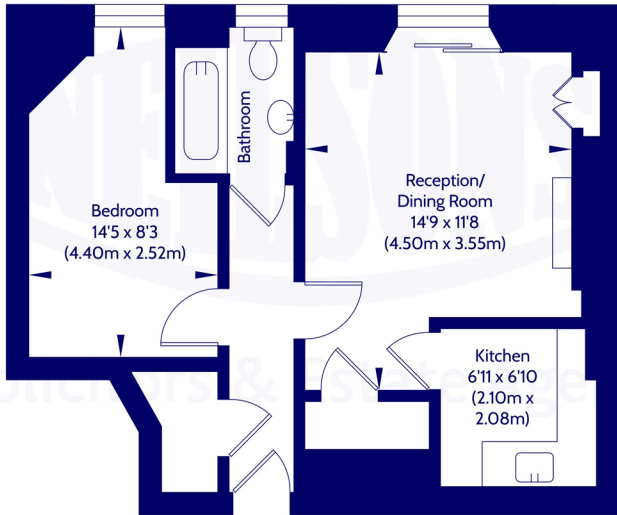
Location

Morningside is an extremely desirable residential location situated just South of the city centre. The area boasts first rate local artisan bistros, restaurants, bars, cafes, and specialist shops, together with a Waitrose supermarket, Sainsbury's Local and M&S Food store. There are quick and frequent transport links on your doorstep including the city bypass just a short journey away. There is vast sprawling open green spaces conveniently close for pleasant strolls with a cinema, theatre and Hillend dry ski slope within easy reach.



Approx. Gross Internal Floor Area 39.98 Sq M / 430 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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