



21/25 Balcarres Street
Morningside, Edinburgh, EH10 5JD

CALL US ON 0131 447 4747

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Viewing arrangements: by appointment.
Please telephone Solicitors on 0131 447 4747.

- Shared secure entry.
- Stairs & lifts to upper levels.
- Reception hall with walk-in storage cupboard housing tumble dryer.
- Utility cupboard housing automatic washing machine.
- Attractive living room/dining room with feature fire.
- Access to south facing balcony.
- Modern fitted kitchen with appliances.
- Generously proportioned master bedroom with fitted bedroom furniture.
- Walk-in wardrobe.
- En-suite bathroom with shower.
- Further double bedroom with fitted bedroom furniture.
- Contemporary fitted wetroom.
- Electric heating (includes two new storage heaters).
- Double glazing.
- Air filtration system in flat.
- Well maintained communal grounds.
- Residents permit parking at rear.
- House manager.
- Attractive communal lounge.
- 24 hour Careline system.
- Guest suite.
- Laundry room.



GENERAL DESCRIPTION

The block is factored by McCarthy & Stone at an approximate charge of £350 per calendar month. This covers the maintenance of all the common areas and also the block buildings insurance. Subject to availability the optional car parking permit is £250 per annum. Residents must undergo an assessment to be approved by McCarthy & Stone. For individual residents they must be 60 years old or over and for couples one must be over 60 and the other over 55 years old. No resident under 55 years old is permitted

COUNCIL TAX BAND: F.
TRAIN STATION: APPROXIMATELY 2.3 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 8.6 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

LOCATION

Morningside is a highly respected and much sought-after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated just under 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, FRIDGE/FREEZER AND THE AUTOMATIC WASHING MACHINE IN THE UTILITY CUPBOARD AND TUMBLE DRYER WITHIN THE WALK-IN IN STORAGE CUPBOARD IN THE HALL. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.





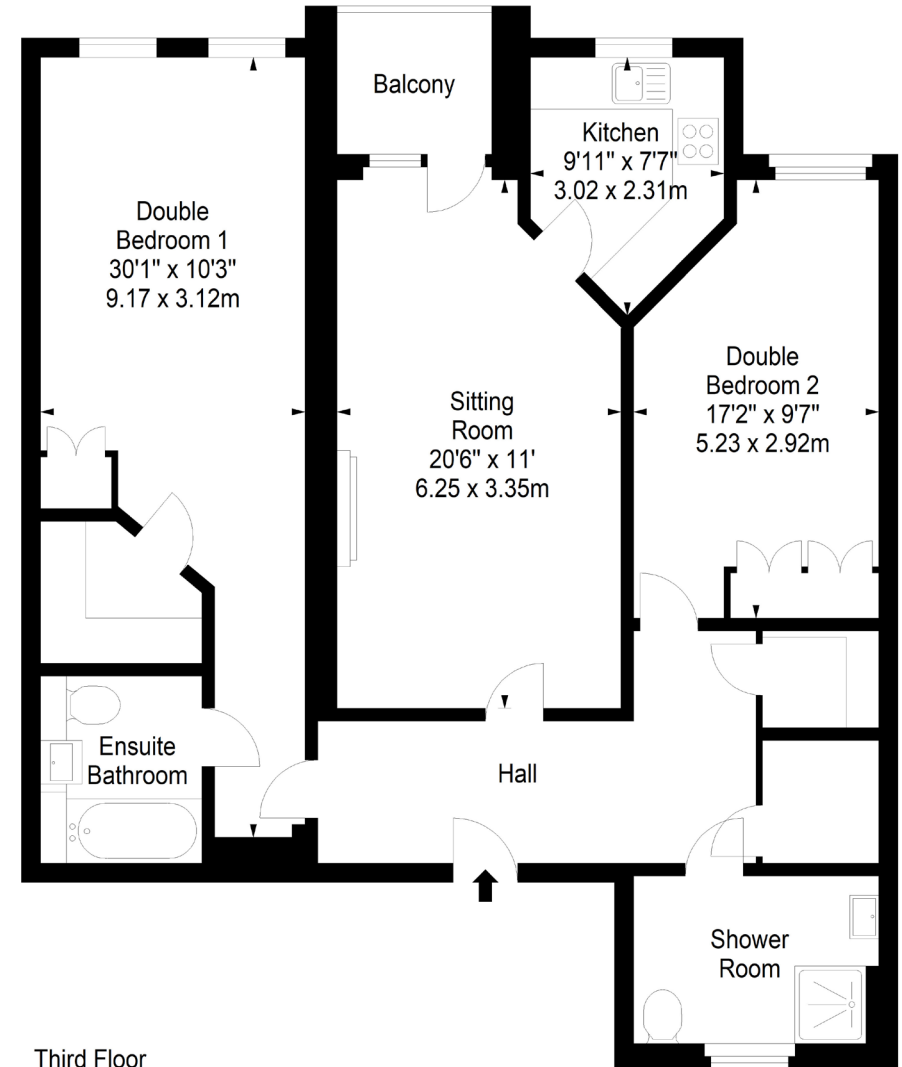
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Approx. Gross Internal Area
1019 Sq Ft - 94.67 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING B



76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](https://www.gillespiemacandrew.co.uk/properties)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.