

Jardine Phillips  
Solicitors • Estate Agents

## MORNINGSIDE

5 PF1 BALCARRES STREET  
EH10 5JB



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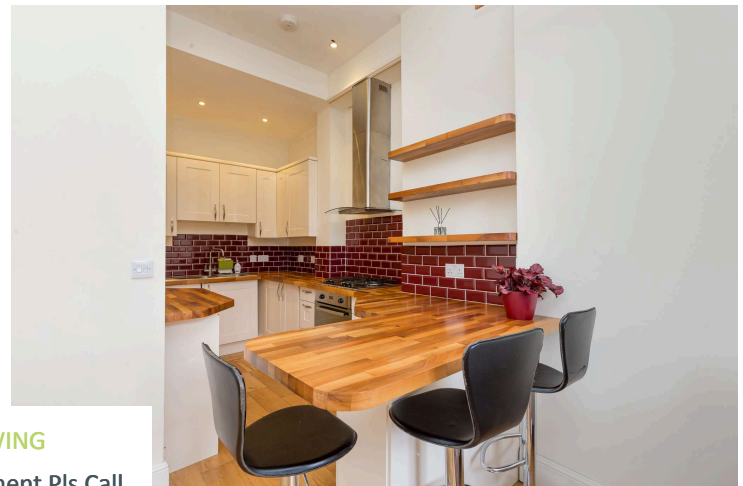
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EPC RATING: D

OFFER OVER £280,000

## PROPERTY DESCRIPTION

- Sun drenched open plan living/ dining area and kitchen, with French door direct access opening out into the well-maintained communal garden
- Kitchen area with an excellent array of cream shaker style units, solid walnut wooden worktops, feature tiling, a breakfast bar, open shelving, built in fully functional appliances and a wine fridge
- Long hallway with handy utility cupboard and coat hooks
- Principle bay windowed double bedroom with open fireplace, Edinburgh press shelving and built in wardrobe
- Sun drenched south facing double bedroom located to the rear, overlooking the garden with parkland views
- Bathroom with modern four piece suite comprising jacuzzi jet bath with a shower over, WC, bidet, sink with light up, heated mirror with built in blue tooth speaker and extra hidden storage cupboards
- Two loft storage spaces
- Gas central heating from Worcester combi boiler updated 2015 and regularly serviced
- UPVC double glazed windows replaced 2015
- Damp proofing works carried out 2014
- Roof regularly assessed
- Beautiful south facing communal rear garden access from the lounge area, with expansive lawn surrounded by well stocked borders
- Resident's parking in the street
- Building factored by Trinity Factors at a cost of £55, covering stair cleaning, lighting and regular maintenance check
- No chain, in move in condition, available now.



## VIEWING

By appointment Pls Call

Jardine Phillips

0131 4466850







## STUNNING SPACIOUS TWO DOUBLE BED GROUND FLOOR FLAT WITH DIRECT ACCESS TO SOUTH FACING COMMUNAL REAR GARDEN AND PRIVATE FRONT GARDEN

Located minutes from all the wide range of amenities that Morningside has to offer is this immaculately presented two double bedroom apartment featuring open plan living/dining/kitchen with French doors to the communal rear garden, a contemporary shower room and a private front garden. Would be perfect for first time buyers, professionals, downsizers, investors or a young family, being in the catchment for excellent schools. A superb array of shops, restaurants, coffee shops & bars are available nearby and there is easy access into the city centre via the numerous bus routes, making it ideal for commuters. Also surrounded by a number of wide open spaces & golf courses -

### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The property is also well placed for lots of walks and open spaces including Morningside Park, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just along the street. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated dishwasher, integrated fridge freezer & washing machine are included in the sale. Tastefully part furnished currently, furnishings can be included if buyer wishes

### HOME REPORT VALUATION

£275,000



Living/kitchen/dining room

21'8 x 10'7 (6.60 x 3.23m)

Bedroom 1

11'10 x 8'8 (3.61 x 2.64m)

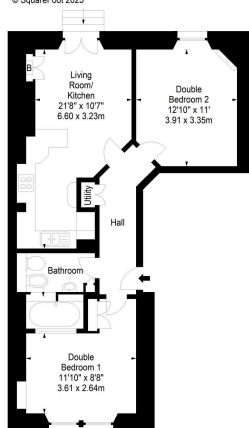
Bedroom 2

12'10 x 11' (3.91 x 3.35m)

Balcarres Street,  
Edinburgh,  
Midlothian, EH10 5JB



Approx. Gross Internal Area  
652 Sq Ft - 60.57 Sq M  
For identification only. Not to scale.  
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Ground Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

