



lindsays

81 Balcarres Street
Edinburgh, EH10 5LT

"Well presented 2 bedroom main door flat"

- Well-presented ground floor flat
- Popular location
- Sitting room
- Contemporary kitchen
- Two double bedrooms
- Bathroom
- Gas central heating
- Double glazing
- Private front and rear gardens

EPC Rating C

FIXED PRICE £295,000



Description

A well-presented and enviable located two bedroom main-door ground floor flat in Morningside. The location is sought after, with many amenities close by and is in the catchment area for Boroughmuir High School. Internally the property is in excellent decorative order and benefits from gas central heating, double glazing and private gardens to the front and rear. The front door is to the side of the building and opens into the hallway which has two useful store cupboards. To the front are the two double bedrooms and to the rear are the sitting room and the kitchen. Off the hallway is the family bathroom. There is direct access from the kitchen to the private rear garden. The kitchen is contemporary in style and contains an electric oven and induction hob, in-built microwave oven, washing machine, dishwasher and fridge/freezer. Two garden sheds are also included in the sale but please note that the outdoor table with bench seats are not included.

Area

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 little more than 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. 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 and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. 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.

Viewing

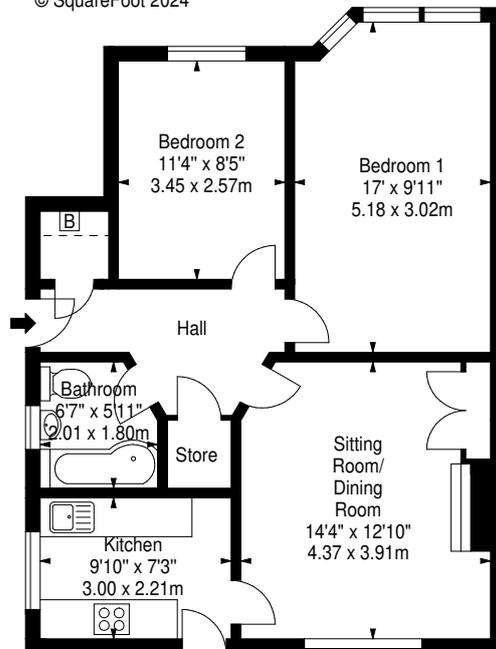
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Balcarres Street,
Edinburgh,
Midlothian, EH10 5LT



Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M
For identification only. Not to scale.
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Ground Floor

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.