

21/5 Balcarres Street

MORNINGSIDE, EDINBURGH, EH10 5JD



*MODERN ONE BEDROOM RETIREMENT PROPERTY
IN EDINBURGH'S POPULAR AREA OF MORNINGSIDE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this one-bedroom ground-floor retirement apartment. Inside, the property comprises an entrance hall, a spacious open living/dining room, with large front facing French windows opening out onto a Juliet balcony with woodland views. A fully equipped kitchen is accessed via the living/dining area and has an electric hob, a fan oven, built-in fridge/freezer and a free-standing dishwasher.

The apartment has one double bedroom which includes a built-in wardrobe. The shower room has accessibility at the forefront of its design and is fitted with a large walk-in shower, sink and WC. In addition, the property includes electric heating and fully double glazed windows making for a warm home, all year round.

It is worth noting that in the development there is an age restriction so that a sole owner of this property has to be aged at least 60, but where there are two people, one of them must be at least 60 and the other person must be at least 55 years old.



Living/Dining Room





The Kitchen





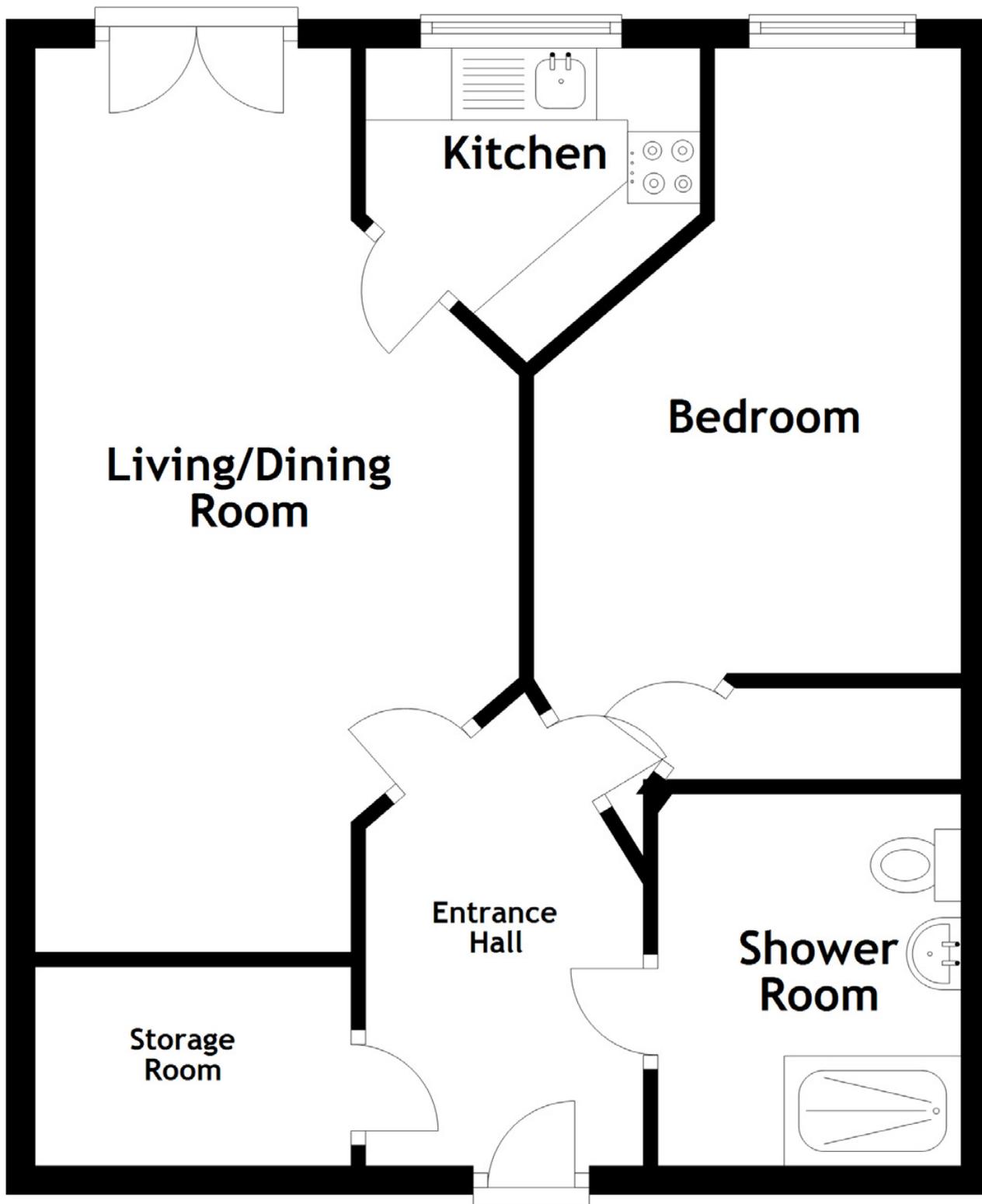
The Bedroom





Shower Room





Approximate Dimensions
(Taken from the widest point)

| | | |
|--------------------|--------------------------------|--|
| Living/Dining Room | 6.55m (21'6") x 3.34m (10'11") | Gross internal floor area (m ²): 53m ² EPC Energy Efficiency Rating: B |
| Kitchen | 2.31m (7'7") x 2.22m (7'3") | |
| Bedroom | 5.74m (18'10") x 2.95m (9'8") | |
| Shower Room | 2.26m (7'5") x 2.09m (6'10") | |



Communal Areas



This retirement development offers a residents' communal lounge and kitchen, well-presented communal gardens, as well as a laundry room and a guest suite. There is a permit parking scheme for residents of the development, as well as on-street parking. A House Manager is on site (during specified hours) and the property includes a remote entry control to the main entrance to the building and a 24-hour telecare emergency call system.







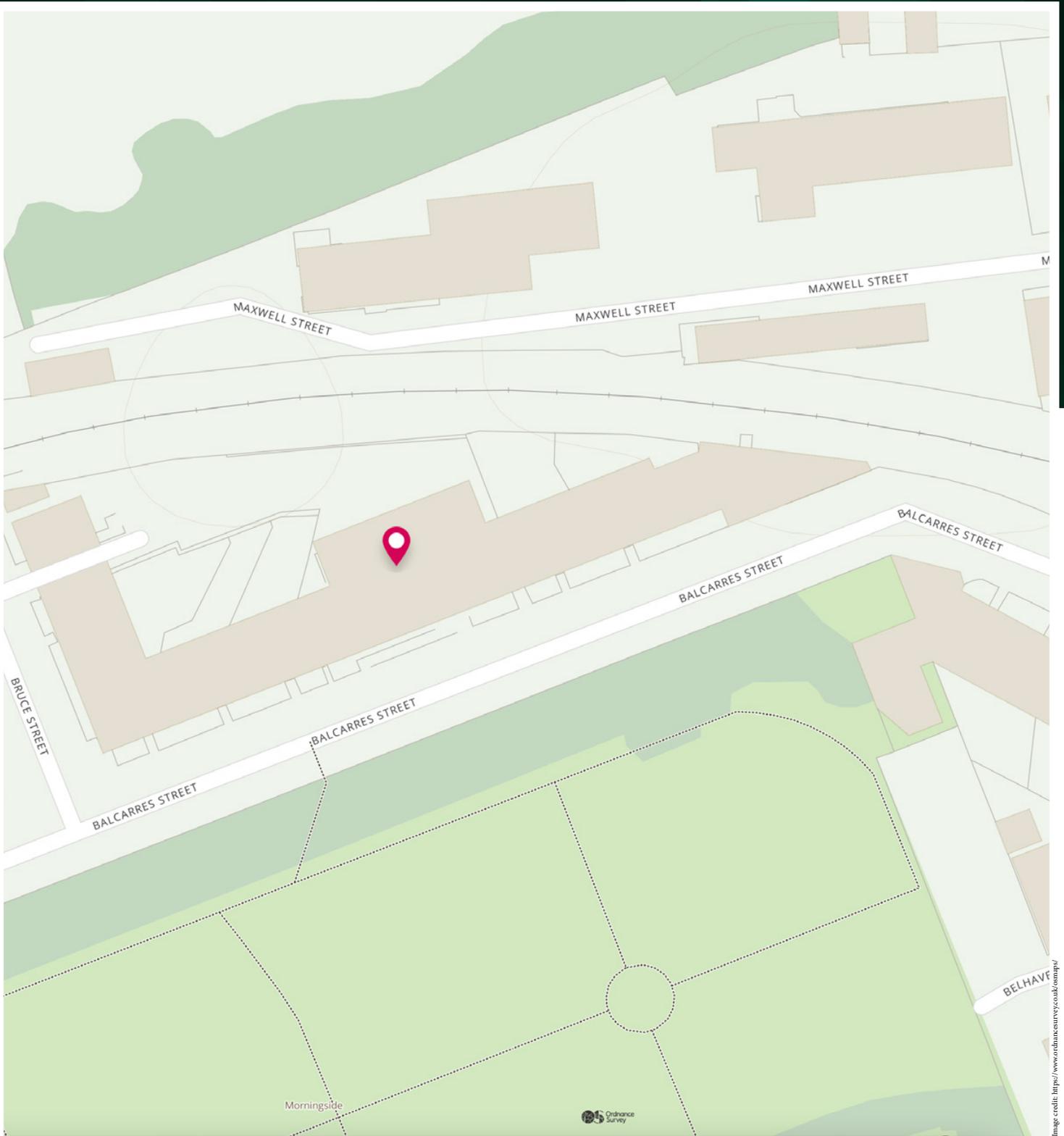
This property in Balcarres Street sits in a highly sought after residential area in the heart of Morningside, west of the Braids. There is a wide range of local amenities in Morningside, including doctors, dentists, chemists and a superb selection of independent specialist shops, High Street shops, bars, cafes, restaurants and an M&S Food Hall and Waitrose supermarket. Further afield, Straiton Retail Park is a short drive away.

The location offers superb outdoor leisure activities, with nearby Morningside Park, Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive away. For golf enthusiasts, there are numerous Golf Courses, including Braidhills and Mortonhall.

There are excellent transport links, with regular bus services to the city centre and Edinburgh's main hospitals. The City Bypass is a few minutes by car, offering quick and easy access to the major road networks and Edinburgh International Airport.

The Location





McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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