

# ALLINGHAM&CO

traditional values | modern practice

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espc

19 BALCARRES COURT, MORNINGSIDE, EDINBURGH EH10 5JL

2 BEDROOM | 1 BATH | EPC D

## Location

The property is located in Morningside, one of Edinburgh's most popular and desirable residential areas. Morningside lies just to the south of the City and provides excellent amenities with a range of shops, cafes, bars and restaurants. There is also more extensive supermarket shopping with Waitrose Supermarket and M&S Simply Food located close at hand. There are highly regarded local schools as well as easy access to George Watson's and George Heriot's.

There are a diverse range of recreational activities available with Fountainpark Leisure Centre including a gym, cinema complex, a number of excellent golf courses, including the public Braids Course and Mortonhall. There are a range of good local buses as well as easy access to the City By-pass and the motorway network.

## Accommodation

- Entrance Hall with cupboard off
- Lounge/Diningroom
- Fitted Kitchen
- 2 Double Bedrooms with built-in wardrobes
- Shower Room
- Boxroom/store
- Double Glazing
- Electric Heating
- Secure underground garage

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)

## Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.





## General

Balcarres Court is situated just along from Morningside Station and is a most attractive modern development set within mature gardens. Although central, this is a peaceful location and there is a lovely outlook across the play park which adjoins the development.

The property is presented in walk-in condition and is attractively decorated. The rooms are bright and spacious. The lounge features windows on three sides overlooking the gardens and the park and has a door opening on to the kitchen. The kitchen is fitted with a range of wall mounted and base units in a simple finish with contrasting work surfaces and built-in sink and drainer, hob, oven and extractor unit.

There are two well-proportioned bedrooms both featuring built-in wardrobes. There is a shower room fitted with a 3 piece suite. There is a boxroom which provides good internal storage.

The property has a private garage located under the flats.

## Gardens

There are well maintained landscape gardens which surround the apartments. These are planted with mature trees and decorative borders. There is a communal drying area.

## Parking

The property has a private underground garage. However, there is also residents parking around the development.

## Factoring

The property is factored by Balcarres Court Owners Association.



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## LOCAL PROPERTY CENTRES

### MARCHMONT:

134 Marchmont Road, Edinburgh EH9 1AQ  
TEL: 0131 447 9341

### COLINTON:

9 - 15 Bridge Road, Edinburgh EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE:

4A Buckstone Terrace, Edinburgh EH10 6PZ  
TEL: 0131 447 9341

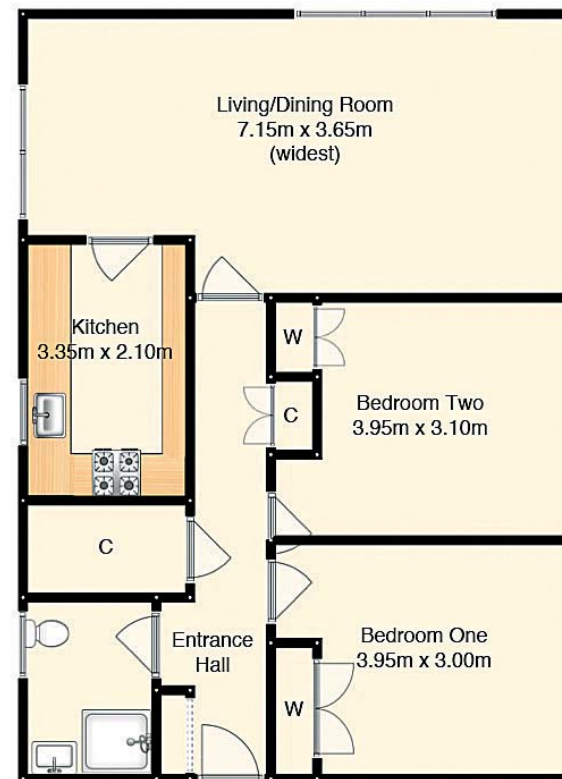
Fax Property – 0131 452 9383

Email Property – [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx  
70.5m<sup>2</sup>

