

COUNTERS

4 (1F1) BALCARRES STREET

MORNINGSIDE, EDINBURGH, EH10 5JB

1 BED 1 BATH 1 PUBLIC



TAKE A LOOK INSIDE

Situated in the sought-after Morningside area, this beautifully presented first-floor flat combines generous proportions with a wealth of period character. Thoughtfully styled throughout, the property retains many of its original features while incorporating a modern and inviting finish, creating a home that feels both elegant and comfortable.

The impressive sitting room is a particularly attractive space, with a large bay window drawing in plenty of natural light and offering a leafy outlook. High ceilings, ornate cornicing and a striking period fireplace add considerable character, while the generous proportions provide ample space for comfortable seating.



The kitchen/dining room has a relaxed, contemporary feel, with a good range of dark fitted cabinetry, solid wood worktops and open shelving. A range cooker provides a focal point, while there is plenty of space for a dining table, making this a practical room for both everyday living and entertaining.



KEY FEATURES



Well-proportioned first floor flat.



Delightful communal garden to rear.



Superb selection of shops, bars & restaurants nearby.



EPC Rating - C



Beautifully presented with elegant period features.



Permit parking available.



Highly sought after Morningside location.



Council Tax Band - C



The generous double bedroom is another characterful room with a traditional fireplace and decorative cornicing. The stylish bathroom has been thoughtfully finished with a freestanding roll-top bath, WC and wash hand basin, complemented by paneled walls, metro-style tiling and patterned flooring.

The property also benefits from a useful hallway with excellent storage, while the beautifully maintained communal garden to the rear provides a lovely green setting and a peaceful space to enjoy outdoors.

Gas central heating and double glazing have been installed within the home.



THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers an exceptional range of local amenities, including an outstanding choice of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. Morningside retains a distinctive village-like atmosphere, while also boasting the famous Dominion Cinema, several theatres and major supermarkets including Waitrose and M&S. Nearby, the Hermitage of Braid, Blackford Hill and Braidburn Park provide extensive green spaces, Mortonhall Tennis Club is just around the corner and golfers are well catered for with courses at The Merchants, Mortonhall and the Braid Hills Golf Centre.

Morningside is well-situated for access to Napier University and the University of Edinburgh, both within walking distance. Multiple bus routes travel up Morningside Road towards the City Centre and there are extensive walkways and cycle routes available.

EXTRAS

All blinds, light fittings, fitted flooring, range cooker and white goods are included in the sale price. The curtains are NOT included.

HOME REPORT VALUATION: £280,000



www.coultersproperty.co.uk



0131 603 7333



enquiries@coultersproperty.co.uk



FIRST FLOOR

4 (1F1) BALCARRES STREET, MORRINGSIDE, EDINBURGH, EH10 5JB
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 674 SQ FT / 63 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
Copyright © Nest Marketing
www.nest-marketing.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.