



42/3F1 Balcarres Street,
Morningside. Edinburgh, EH10 5JG

CALL US ON 0131 447 4747

42/3F1 Balcarres Street, Morningside. Edinburgh, EH10 5JG

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Secure shared entrance.
- Reception hall with storage.
- Immaculate living/dining room with open rear outlook.
- Storage cupboard.
- Modern fitted kitchen with appliances.
- Spacious double bedroom with feature fireplace.
- Bathroom with shower.
- Gas central heating.
- Double glazing.
- Rear communal gardens.
- Permit and metered parking.



GENERAL DESCRIPTION

An attractive top-floor flat forming part of a traditional tenement in the highly sought-after Morningside district. Ideally positioned within walking distance of an excellent range of local amenities and within easy reach of Edinburgh city centre, the property offers appealing move-in accommodation. The flat would make an ideal purchase for a first-time buyer, young couple or buy-to-let investor.

COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 2.4 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 8.4 MILES TO EDINBURGH AIRPORT.
WITHIN 100 METRES.

LOCATION

Morningside is one of Edinburgh's most sought-after residential districts, renowned for its excellent range of amenities and vibrant village atmosphere. The area offers a superb selection of supermarkets, including Waitrose and M&S Simply Food, together with an array of independent retailers, specialist food shops, cafés, bars and restaurants. Excellent leisure and cultural facilities are close at hand, including the popular Dominion Cinema, Church Hill Theatre, local library and a variety of gyms and golf courses. The property is also ideally placed for enjoying some of Edinburgh's finest green spaces, including Morningside Park, Blackford Hill and Pond, the Hermitage of Braid, Braid Hills and Braidburn Valley Park. Regular bus services provide swift access to the city centre, while the City Bypass and motorway network are readily accessible for commuting further afield.

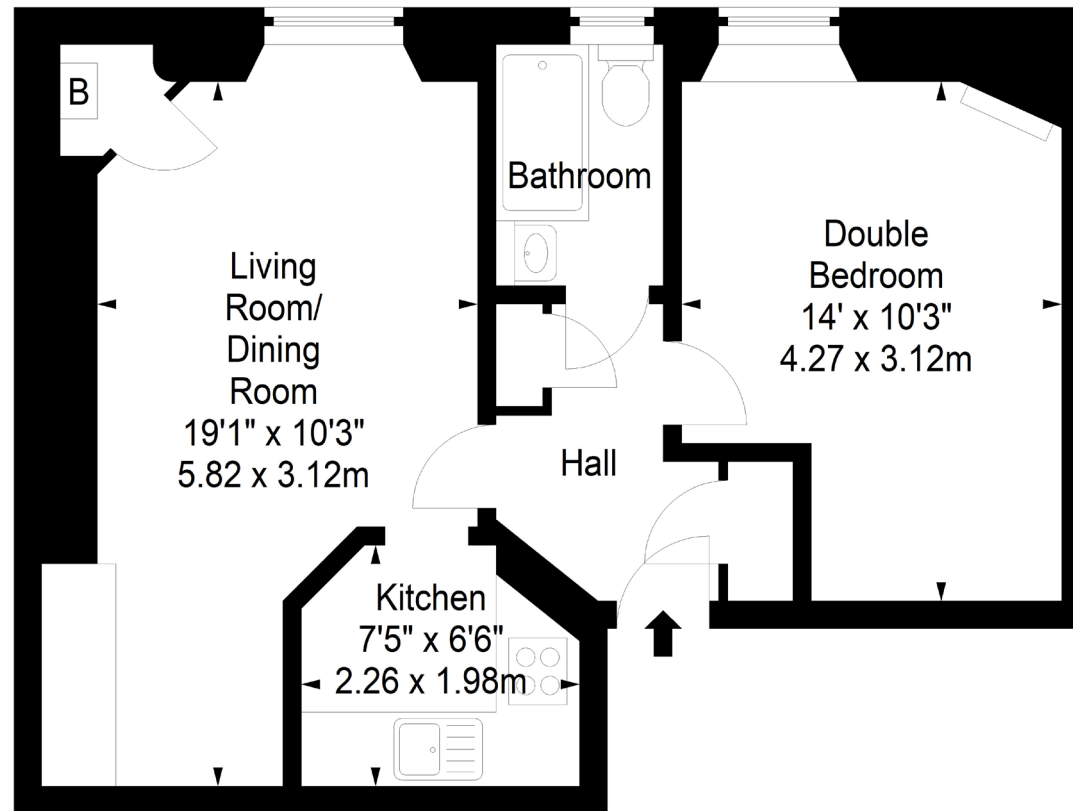
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, CURTAIN POLES AND WINDOW BLINDS ARE INCLUDED IN THE SALE, TOGETHER WITH THE KITCHEN APPLIANCES, NAMELY THE INTEGRATED HOB, OVEN, COOKER HOOD, AUTOMATIC WASHING MACHINE, MICROWAVE AND FRIDGE/FREEZER LOCATED WITHIN THE LIVING/DINING ROOM AREA. THE SOFA, TV STAND, BREAKFAST STOOL, FREESTANDING WARDROBES WITHIN THE BEDROOM AND BEDSIDE CABINETS ARE ALSO INCLUDED WITHIN THE SALE PRICE. NO WARRANTIES OR GUARANTEES WILL BE PROVIDED IN RESPECT OF ANY OF THE WHITE GOODS.



Balcarres Street,
Edinburgh, EH10 5JG



Approx. Gross Internal Area
462 Sq Ft - 42.92 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Third Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C