



3 (2F2), Balcarres Street,  
EDINBURGH, EH10 5JB

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## Description

Situated in Edinburgh's highly desirable Morningside, this two-bedroom traditional apartment is presented in turn-key condition, and with its spacious layout, appealing neutral décor, and abundant natural light presents a fantastic opportunity. Positioned on the second floor of a handsome tenement, the front door opens into a carpeted hallway. To your right is a generously proportioned and inviting living room. Flooded with light from expansive bay windows that offer captivating skyline views, it boasts intricate cornicing, high ceilings, a soft neutral décor, and plush carpeting, ideal for comfortable relaxation. Accessed from the living room and hallway lies a versatile space that could make a peaceful home office. Returning to the hallway you pass a family bathroom with WC, washbasin, and bath with wall-mounted shower before arriving at a compact yet thoughtfully designed modern kitchen. Wood-effect wall and floor units sit alongside quartz-effect worktops and a metro-tiled splashback whilst integrated appliances include an oven and hob. Completing the accommodation are two light and airy south-facing bedrooms, one double with a feature fireplace and a comfortable single. Residents benefit from on-street permit parking.

## Location

Morningside is a highly sought-after neighbourhood that boasts a wonderful village-like atmosphere. Within easy reach of the property lies the open green spaces of Hermitage of Braid and Blackford Hill. Renowned golf courses are nearby including the Braid Hills Golf Course whilst Craiglockhart Leisure and Tennis Centre is a five-minute drive. Fashionable restaurants, bars, artisan cafés, and delis are in abundance such as The Canny Man's, and The Waiting Room. It is also home to the much-loved Dominion Cinema and Church Hill Theatre. There are an array of boutiques and gift shops in Morningside and neighbouring Bruntsfield such as Rosy Penguin and Toys Galore, perfect to explore. For daily shopping needs, Sainsbury's Local, Tesco Metro, and independent retailers are minutes away. It is well-positioned for The University of Edinburgh, Edinburgh College of Art, and Edinburgh Napier University. There is highly regarded private and local schooling across both primary and secondary levels. Edinburgh's City Centre and the Financial District just a quick bus journey away as is Haymarket Train Station. The City Bypass connecting you to the main motorway networks and Edinburgh International Airport is a short drive.

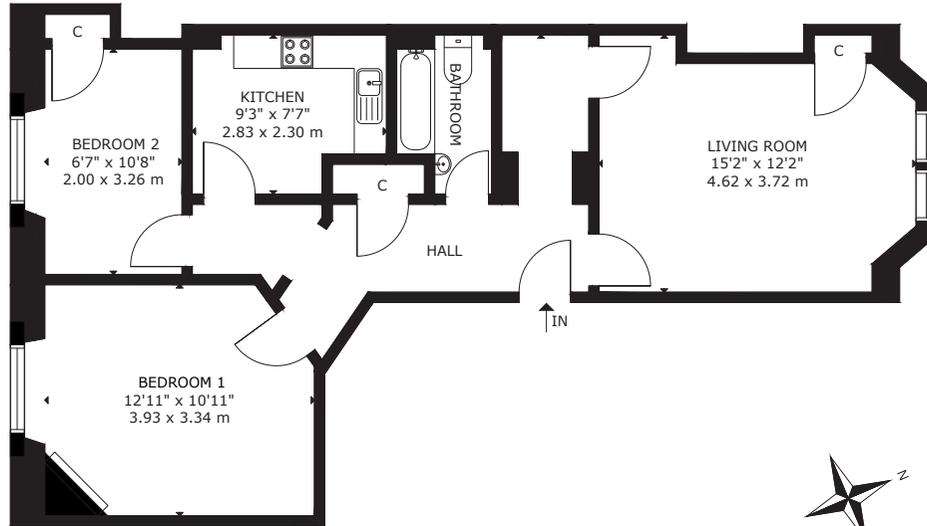




“A stunning two-bedroom traditional apartment is presented in turn-key condition, and with its spacious layout.”

- Hall
- Bay windowed living room with beautiful cornicing
- Fitted kitchen
- 2 Bedrooms
- Bathroom
- Double glazing
- Sash & Case windows
- On-street permit parking





3 (2F) BALCARRES STREET, EDINBURGH, EH10 5JB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 632 SQ FT / 59 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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