

# 81 Balcarres Street

MORNINGSIDE, EDINBURGH, EH10 5LT



*Two-bedroom main door ground floor flat in the heart of Morningside*



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McEwan Fraser Legal is delighted to present this two-bedroom lower villa in Morningside. The property has been recently renovated and is in walk-in condition. The flat is in an excellent location, situated in the centre of Morningside and walking distance to local transport links, providing access to the city centre.

# THE LIVING ROOM



Inside, the property comprises a spacious, bright lounge, with a large storage cupboard and a fully equipped modern kitchen with quality appliances and ample cupboard space.



# THE KITCHEN





There are two generously sized double bedrooms and the bathroom is bright with a three-piece suite including a large bathtub.

# THE BATHROOM





# BEDROOM 1



# BEDROOM 2





In addition, the property includes on-street parking and a large private rear garden.

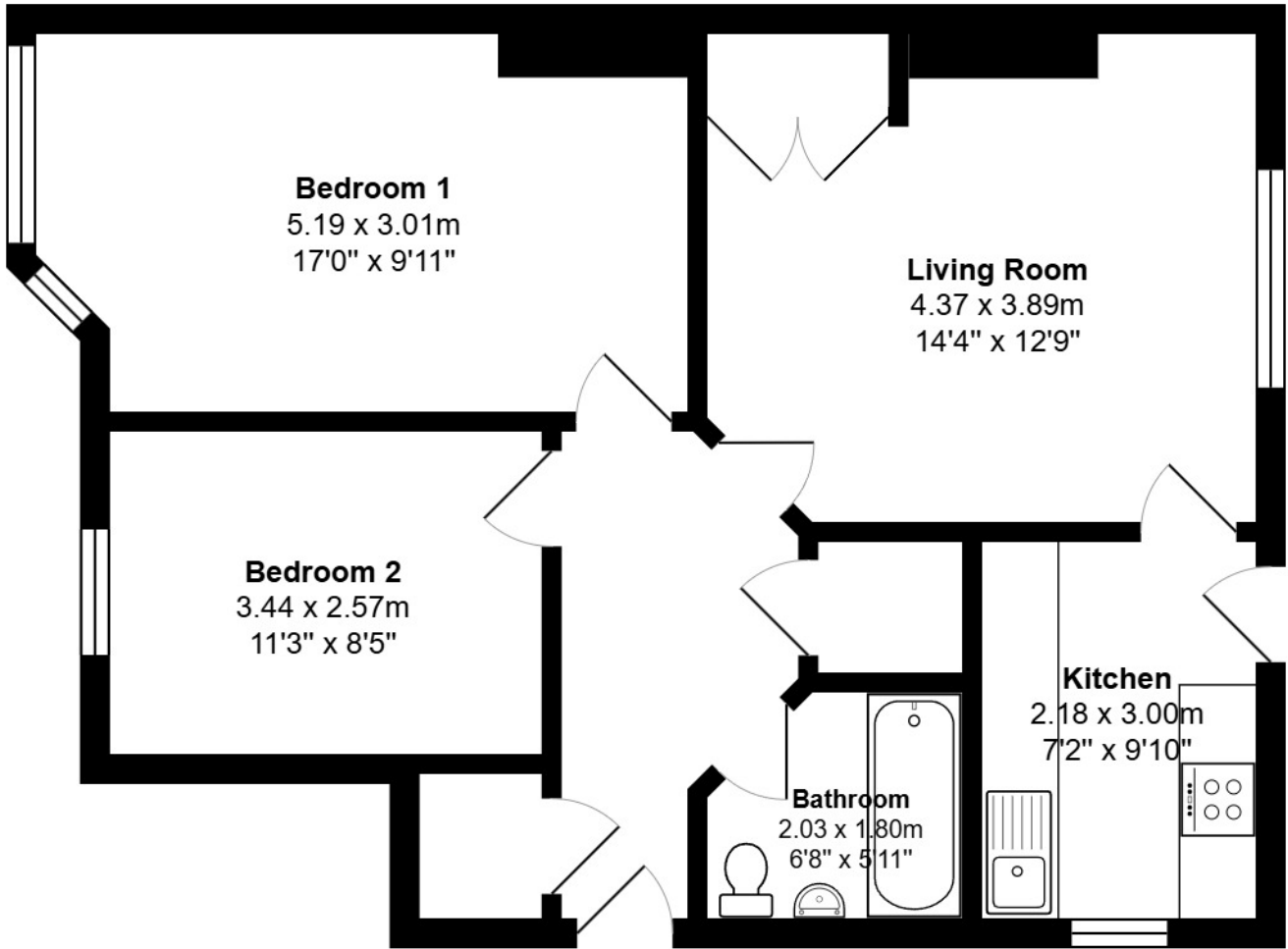
This is a rare opportunity to acquire a recently renovated flat with tasteful, neutral decor throughout in a fantastic location.

# EXTERNALS



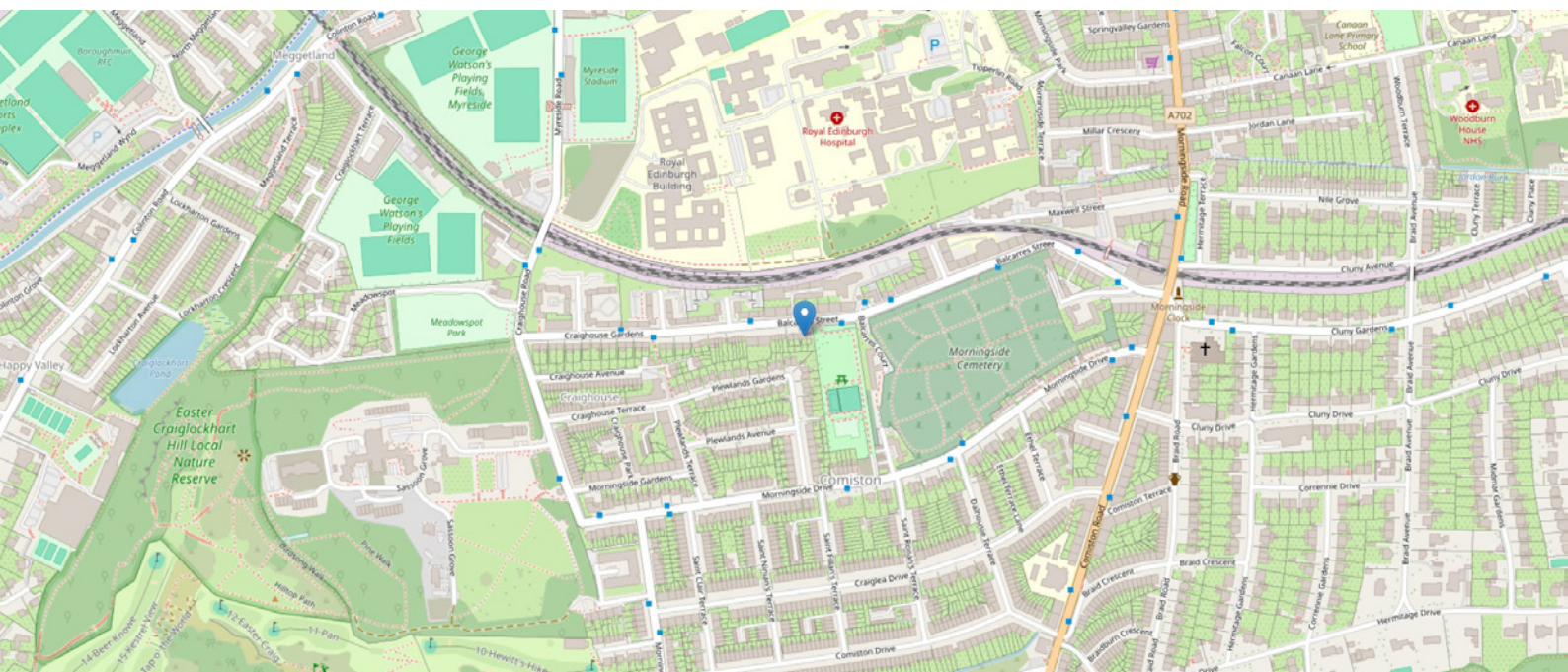


# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 63m<sup>2</sup> | EPC Rating: C





# THE LOCATION

This property sits just off Morningside Road, in what is a very desirable area of Edinburgh. There is a selection of local amenities on Morningside Road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside. Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks and Spencer food outlet.







A good selection of quality schools are available within the catchment from primary through to secondary level and in the private sector, George Watsons. For further education, two of Napier Universities main campuses are close by.

Lying on the outer limits of Edinburgh City centre, the location offers superb outdoor leisure activities, with nearby Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive, with walking, biking and skiing on offer. For golf enthusiasts, there are numerous golf courses, including Braidhills and Mortonhall. There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.



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THE SUNDAY TIMES  
THE TIMES



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