




McEwan Fraser Legal
Solicitors & Estate Agents
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21/10 Balcarres Street

MORNINGSIDE, EDINBURGH, EH10 5JD

MORNINGSIDE

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“... IN THE HEART OF MORNINGSIDE, WEST OF THE BRAIDS, A HIGHLY SOUGHT AFTER RESIDENTIAL AREA ...”

This property sits on Balcarres Street in the heart of Morningside, west of the Braids, a highly sought after residential area. There are a wide range of local amenities in Morningside, including doctors, dentists, chemists and a superb selection of independent specialist shops, High Street shops, bars, cafes, restaurants and a Waitrose supermarket. Further afield, Straiton Retail Park is a short drive away.

Lying on the outer limits of Edinburgh city centre, the location offers superb outdoor leisure activities, with nearby Morningside Park, Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive away. For golf enthusiasts, there are numerous Golf Courses, including Braidhills and Mortonhall.

There are excellent transport links, with regular bus services to the city centre and Edinburgh's main hospitals. The City Bypass is a few minutes by car, offering quick and easy access to the major road networks and Edinburgh International Airport.



21/10 BALCARRES STREET

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McEwan Fraser Legal is delighted to present this first-floor two-bedroom apartment in McCarthy and Stone's sought after Stewart Terrace development on Balcarres Street in the heart of Morningside.

Stewart Terrace is a development of 34 apartments for the over 60s and apartments here rarely see the open market. The development features a residents' lounge, secure entry system, guest suite for visitors, Sky TV connection, lift access to all floors, level access shower, laundry room, landscaped gardens and house manager. The property also boasts quality fixtures and fittings throughout. The service charge covers the cost of all external maintenance, gardening and landscaping, window cleaning, buildings insurance, security and energy costs of the laundry room, lounge and other communal areas.

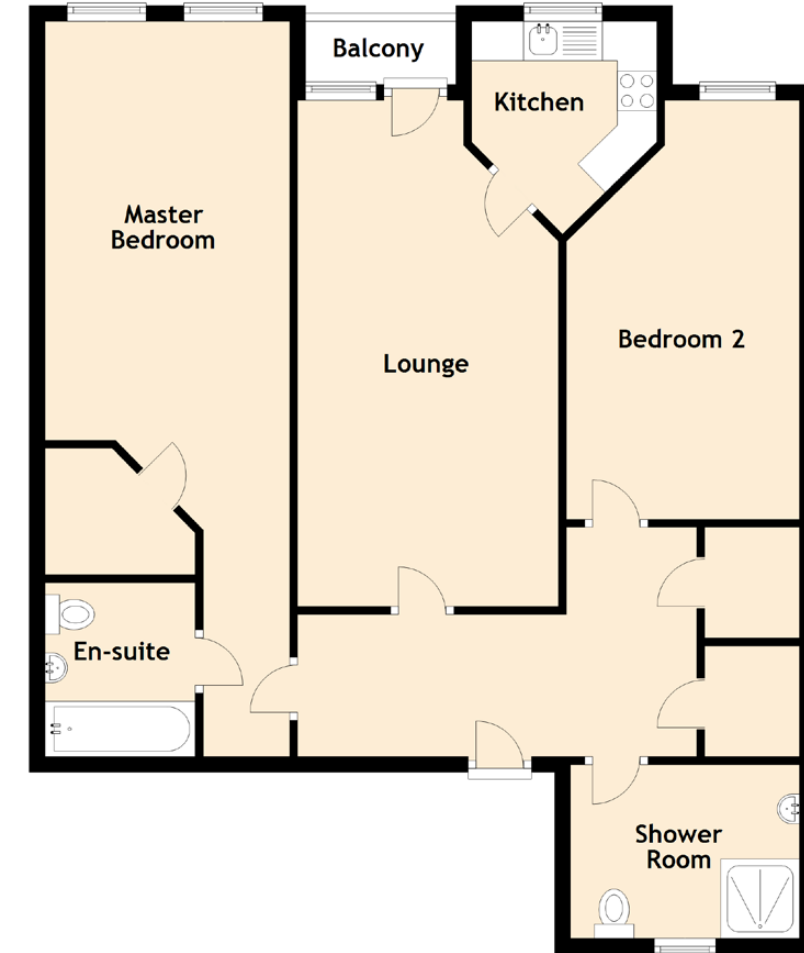
The subject property is a spacious first-floor two-bedroom apartment with balcony which enjoys a sunny southerly aspect. Internal accommodation is focused towards a generous lounge with an attached kitchen and access to the balcony. The lounge offers ample space for a full range of furniture including a dining table and large suite. The master bedroom also enjoys excellent proportions with ample floor space, a walk in wardrobe and an attached en-suite bathroom. The second bedroom is also a generous double. The accommodation is completed by an additional shower room which includes a level access shower. Two large hall cupboards provide ample storage space. The bathrooms and hallway include pull cords in case of emergency. Parking spaces are available by arrangement. Internal viewing is highly recommended.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	6.40m (21') x 3.30m (10'10")
Balcony	2.10m (6'11") x 0.90m (2'11")
Kitchen	2.68m (8'9") x 2.30m (7'7")
Master Bedroom	9.30m (30'6") x 3.10m (10'2")
En-suite	2.20m (7'3") x 1.90m (6'3")
Bedroom 2	5.30m (17'5") x 2.95m (9'8")
Shower Room	2.90m (9'6") x 2.20m (7'3")

Gross internal floor area (m²): 93m² | EPC Rating: B

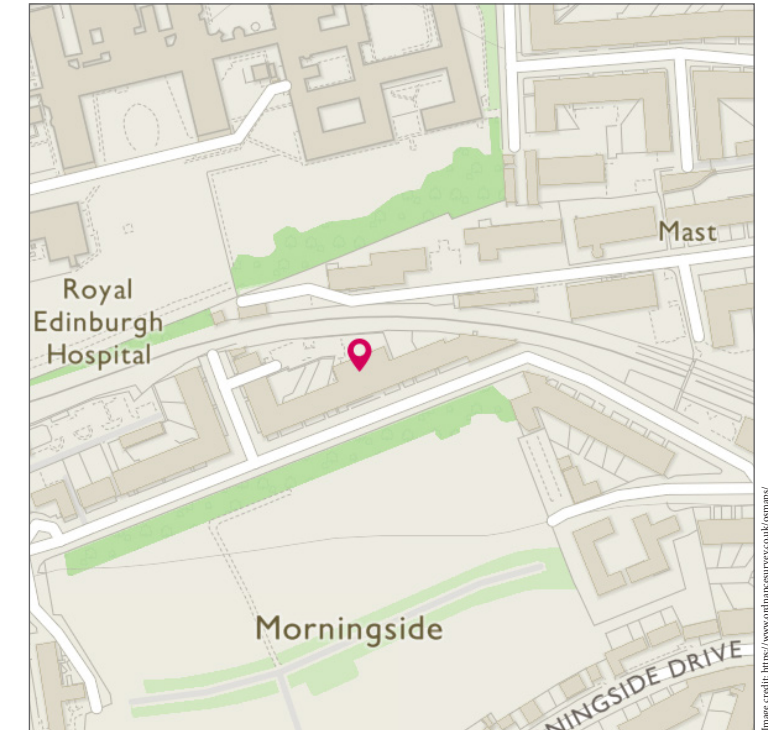


Image credit: <https://www.edin.survey.co.uk/emap/>



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