

68 BALCARRES STREET

MORNINGSIDE, EDINBURGH, EH10 5LT

D.J.ALEXANDER
Sales & Lettings

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575 SQ FT | *Permit Parking*

PROPERTY OVERVIEW

- *Ground-floor flat in Morningside*
- *Bright sitting room*
- *Separate fitted kitchen*
- *Spacious double bedroom*
- *Family bathroom*
- *Well maintained communal garden*
- *Neutral décor throughout*
- *On-street permit parking*

Situated in the highly desirable residential area of Morningside, this attractive ground-floor flat offers well-proportioned accommodation.

The accommodation is presented in a fresh, neutral style, with light-coloured walls and wood-effect flooring creating a bright and welcoming feel throughout. The sitting room benefits from plenty of natural light with a french door opening out on to the garden, while the separate kitchen is fitted with white cabinetry, worktops, tiled splashbacks and integrated cooking facilities. The generously sized bedroom benefits from a window overlooking the front of the property, while the bathroom is fitted with both bath and shower facilities.

Externally, residents can enjoy access to a communal garden, providing valuable outdoor space. On-street permit parking is available within the surrounding area. The property is ideally placed to take advantage of the excellent local amenities, independent shops, cafés and restaurants for which Morningside is renowned, together with convenient transport links to Edinburgh city centre.







LOCATION

Morningside is one of Edinburgh's most established and desirable residential neighbourhoods, popular for its village atmosphere, attractive surroundings and excellent selection of everyday amenities. The area offers a variety of independent shops, supermarkets, cafés, restaurants and leisure facilities, all contributing to its vibrant local community.

There are regular public transport services providing access to Edinburgh city centre and other parts of the city, while the surrounding area offers opportunities for outdoor recreation, with nearby green spaces and walking routes. Morningside's combination of local convenience, established residential character and connectivity makes it an appealing location for a wide range of purchasers.

Extras

All window furnishings (curtains, curtain poles, blinds etc), floor coverings, light fixtures, and appliances (both integrated and free standing) are included in the sale. No warranties or guarantees will be provided.















Yasser Albassam
Senior Property Sales Valuer

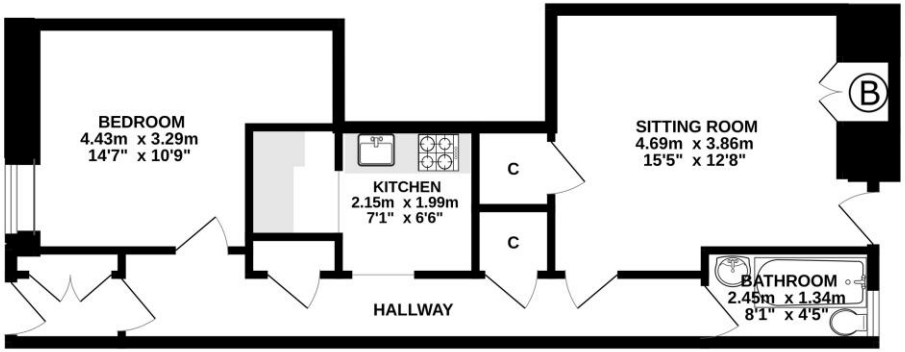
Viewings

By appointment with DJ Alexander, 1 Wemyss Place, Edinburgh, EH3 6XD
0131 652 7313
propertysales@djalexander.co.uk

This property, and other properties offered by D.J. Alexander can be viewed at their website www.djalexander.co.uk, as well as at affiliated websites www.rightmove.co.uk, www.zoopla.co.uk, www.onthemarket.com

Important Notice:
1: These particulars do not form part of an offer or a contract of sale.
2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer. 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale. 5: All services and appliances have not been tested for efficiency or safety and no warranty is given

GROUND FLOOR
53.4 sq.m. (575 sq.ft.) approx.



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TOTAL FLOOR AREA : 53.4 sq.m. (575 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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