

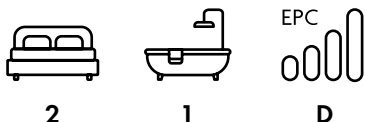


# 7 (PF1) BALCARRES STREET

MORNINGSIDE, EDINBURGH  
EH10 5JB

0131 573 0873  
TEAMESTATE.CO.UK

ESTATE.



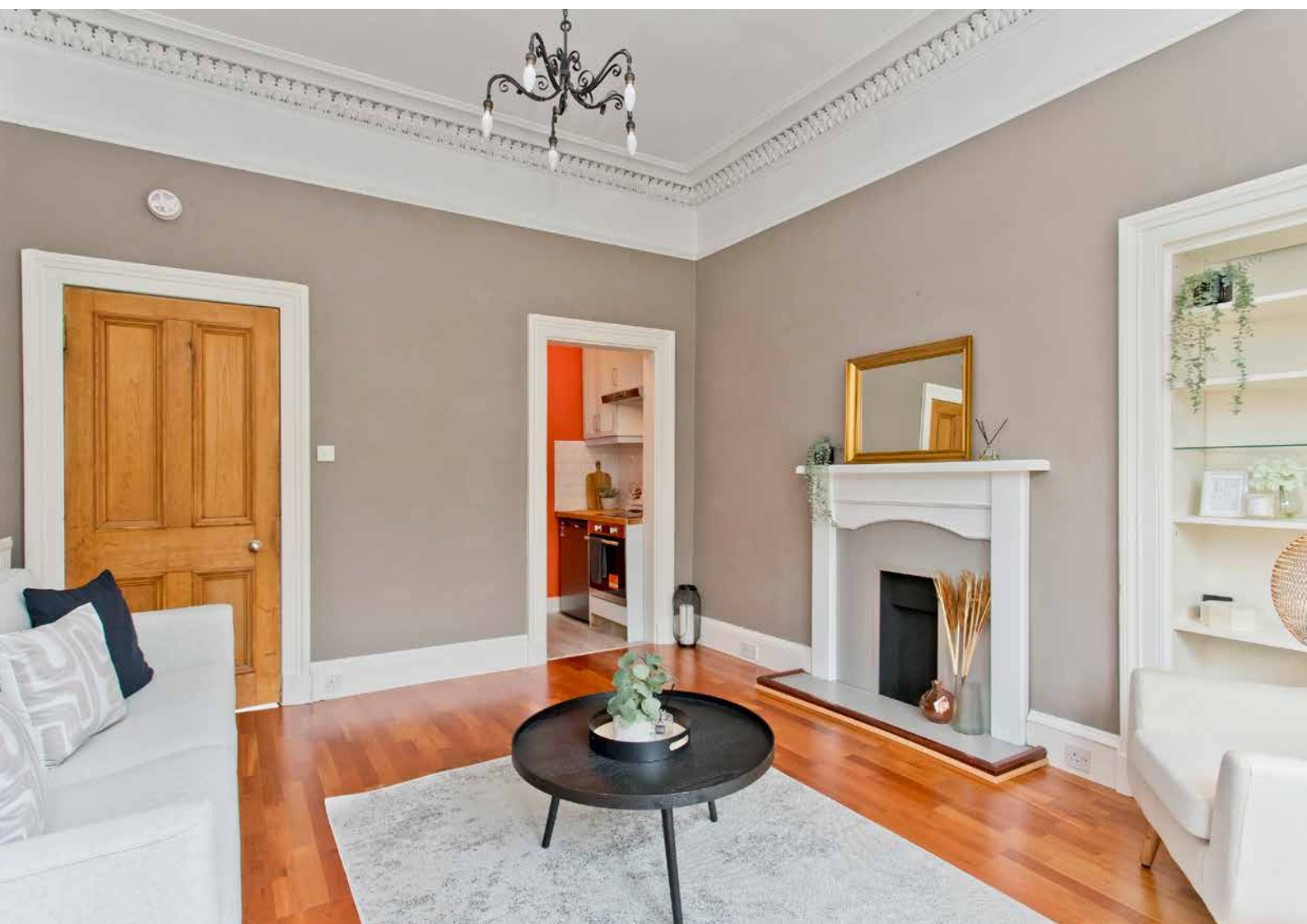
## 7 (PF1) BALCARRES STREET.

---

Set on the ground floor of a traditional tenement in highly desirable Morningside, within the Plewlands conservation area, this bright and airy flat is presented with immaculate, contemporary interiors enhanced by lovely period features, and offers two bedrooms, a large living/dining room, a kitchen, and a shower room. It also benefits from access to a private front garden, a communal rear garden and priority permit parking.

A secure shared entrance leads to the flat's front door, where you are welcomed into an airy, high-ceilinged hall with built-in storage, where the pristine, stylish interiors are immediately introduced with tasteful décor and a practical tiled floor. On your right, you step into a spacious reception room, fronted by a large bay window (with a traditional panelled surround) and offering ample space for configurations of furniture catering for both relaxation and dining. The room is presented with attractive two-tone décor, accompanied by a picture rail, beautifully detailed cornicing, a fireplace flanked by an open Edinburgh press with display shelving, and wood-styled flooring. The room is conveniently connected to the kitchen and is fitted with attractive wall and base cabinets, wood worktops, and white metro-tiled splashbacks, with integrated appliances comprising an oven and a hob, whilst provision is made for freestanding goods. A utility cupboard across the hall houses a freestanding washing machine and tumble dryer.





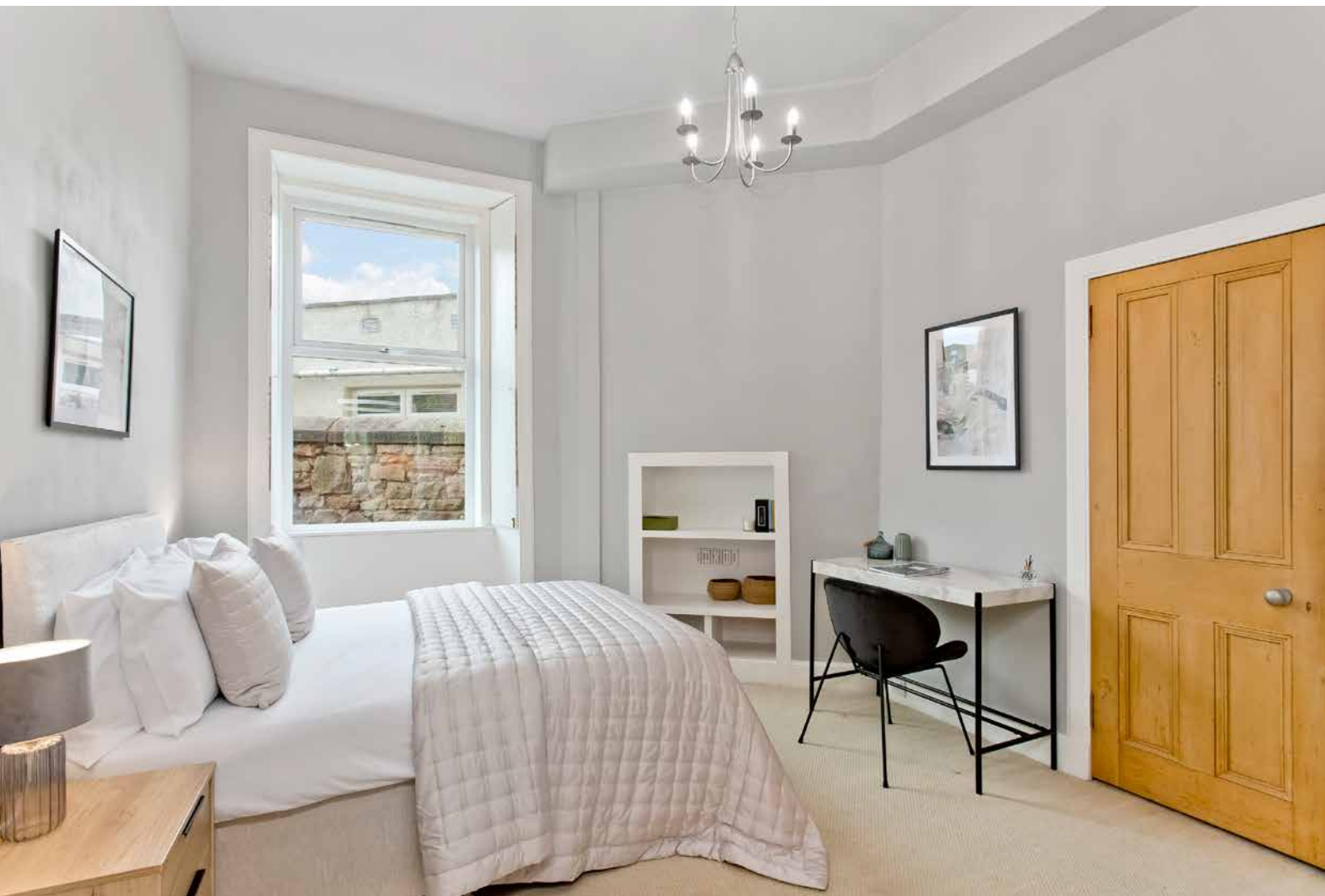


## FEATURES.

---

- Ground-floor flat in Morningside
- Part of a traditional tenement
- Stylish, contemporary interiors
- Secure shared entrance
- Hall with built-in storage
- Bay-fronted living/dining room
- Modern kitchen with separate utility cupboard
- One large double bedroom
- One good-sized single bedroom
- Attractive shower room
- Private front garden
- Communal rear garden
- Priority Parking Area B2
- Gas central heating and double glazing

**This bright and airy flat is presented with immaculate, contemporary interiors.**









**One large double  
bedroom, one  
good-sized single  
bedroom and an  
attractive shower room.**



The flat accommodates two bedrooms – one generous double and a good-sized single, both neutrally decorated and carpeted for optimum comfort underfoot. The double bedroom is accompanied by a fitted wardrobe and additional built-in storage, whilst the single has wall-mounted storage. Finally, a shower room completes the accommodation on offer and comprises a corner shower enclosure, a basin set into storage, a WC, and a towel radiator. Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the flat benefits from access to a private front garden, a communal rear garden and controlled parking on Balcarres Street falls under Priority Parking Area B2.

Extras: all fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, and freestanding utility goods will be included in the sale.





## THE AREA.

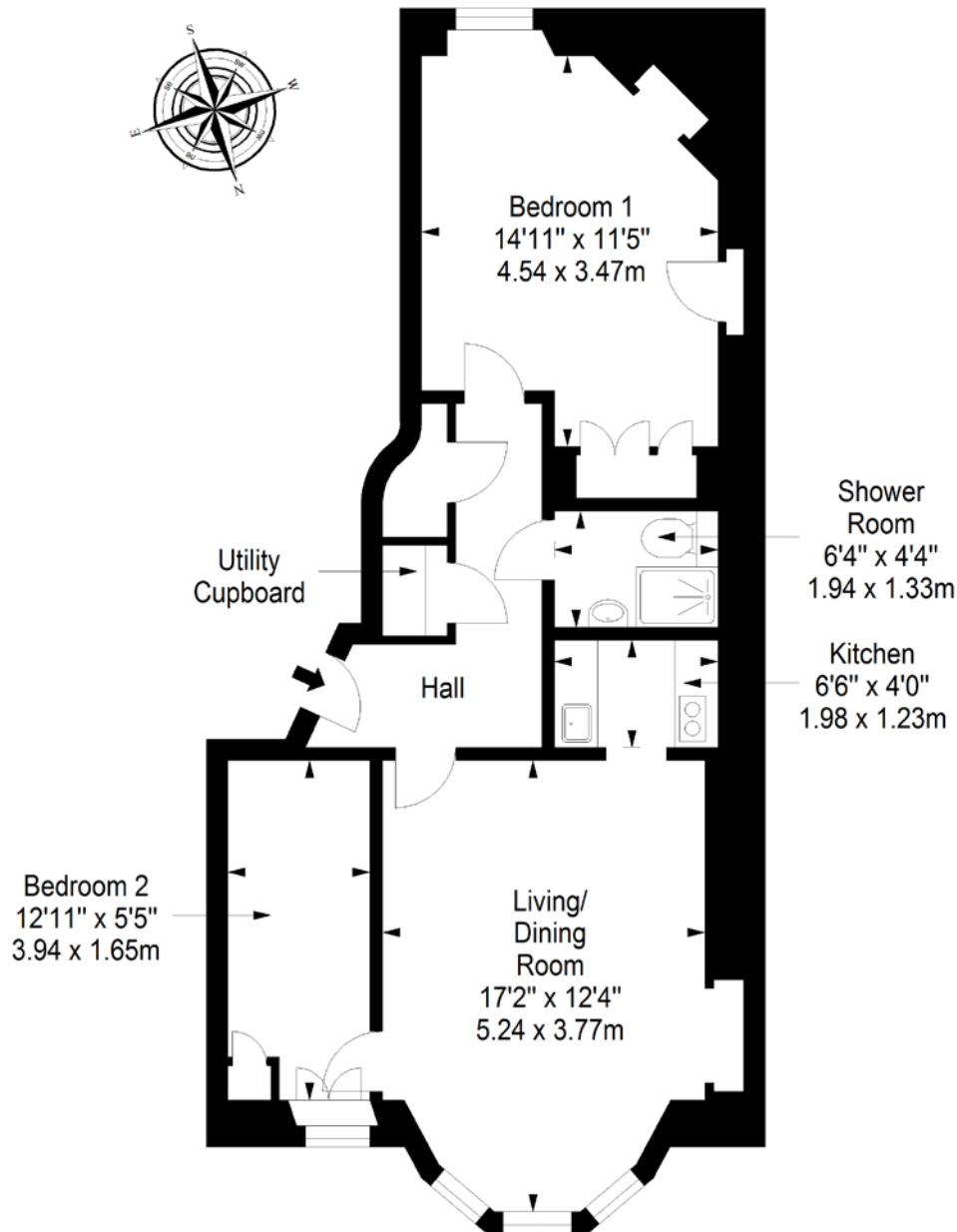
---

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

# FLOORPLAN.

## Ground Floor

Approx. 56.7 sq. metres (610.3 sq. feet)



Total area: approx. 56.7 sq. metres (610.3 sq. feet)

For more information, please contact the team:

**0131 573 0873 | TEAMESTATE.CO.UK**

# ESTATE.

No warranty is given that any interlinked system (smoke alarms, carbon monoxide detectors and heat detectors) have been installed in this property and interested parties should make their own enquiries.