



24/2, Balcarres Street, Edinburgh, EH10 5JD

Tastefully Presented Three-Bedroom, Ground-Floor Flat with Private & Communal Gardens

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Property Description

Tastefully presented three-bedroom ground-floor tenement flat with a private and communal garden, forming part of a well-established residential development. Ideally located in the sought-after Morningside area, just south of Edinburgh city centre.

The accommodation comprises an entrance hallway, a living/dining room, a kitchen, three bedrooms, and a bathroom.

Key features include a modern fitted kitchen and bathroom, gas central heating, and double glazing throughout. Further benefits include contemporary flooring and excellent integrated storage.

Conveniently positioned for easy access to the city bypass and a range of transport links.

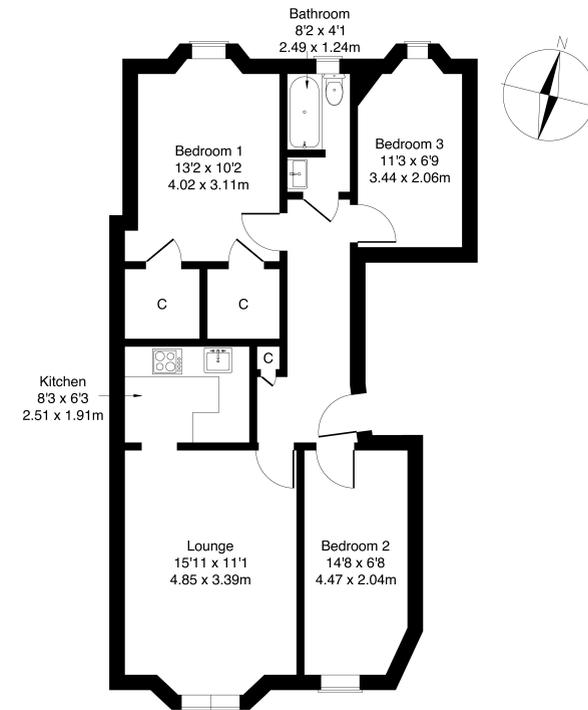
A welcoming entrance leads into the property, creating an immediate sense of warmth and homeliness, and opens into a bright living room finished in light tones and tasteful décor, offering an inviting space for both relaxing and entertaining, while also providing access to the kitchen. The kitchen is well-appointed with a modern finish, featuring granite-effect countertops, a stylish splashback, a sink with drainer, and an integrated oven with an electric hob and canopy above, making it both practical and visually appealing.

All bedrooms have been thoughtfully presented in light, neutral tones with attractive décor, creating calm and comfortable spaces, with bedroom one further benefiting from built-in cupboards, ideal for convenient storage solutions. Completing the property is the family bathroom, fitted with a three-piece suite and a shower over the bath, offering a clean and functional space suited to everyday living. Externally, the property offers excellent entertainment space, with an outstanding private garden ideal for hosting guests, as well as additional communal gardens.

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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)

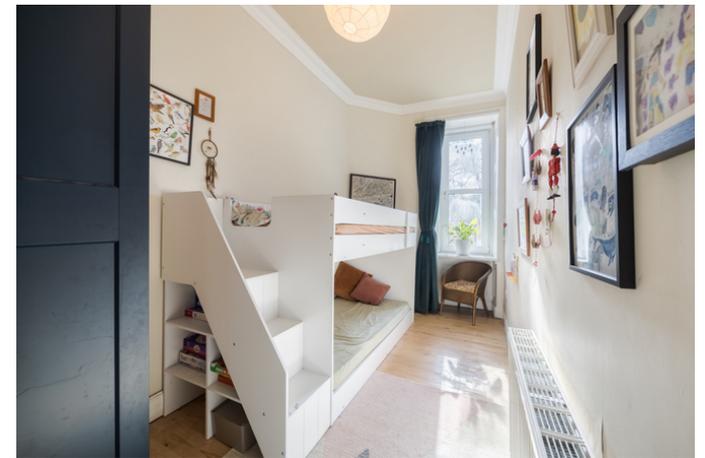


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Morningside is a highly desirable residential area south of Edinburgh city centre. Its lively local streets feature popular bistros, restaurants, bars, cafés, specialist shops, and one of the city's two Waitrose supermarkets. The area offers excellent schooling options including Canaan Lane Primary (with restrictions), St Peter's RC Primary, Boroughmuir High School, and many

well-regarded private schools. Morningside is also known for its leisure facilities such as the Dominion Cinema, public parks like Braidburn Valley and the Hermitage of Braid, along with several golf courses and sports centres. The A702 provides access to the city bypass to the south, and regular bus services run from both the A702 and Morningside Drive.





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