

7 (GF2) BALCARRES STREET  
MORNINGSIDE, EDINBURGH, EH10 5JB

CURRAN & CO  
PROPERTY



7 (GF2) BALCARRES STREET  
MORNINGSIDE, EDINBURGH, EH10 5JB

OFFERS OVER £260,000



'An immaculately presented ground floor flat which has been tastefully upgraded throughout to an exceptionally high standard whilst retaining many period features'

- Impressive Living Room
- Spacious, South Facing Dining Kitchen
- Double Bedroom
- Box Room / Walk-in Wardrobe
- Marble Tiled Shower Room
- Gas Central Heating & Double Glazing
- High Quality Finish Throughout
- Private Front Garden & Shared Rear Garden



#### Description

7 (GF2) Balcarres Street is an immaculately presented ground floor flat, forming part of a handsome Victorian tenement building in prestigious Morningside. Set back from the street by a private front garden, this spacious property has been tastefully upgraded throughout to an exceptionally high standard whilst retaining many period features.

Entered through the well-maintain communal stair via a secure door entry system, the accommodation comprises: entrance hall with shelved storage cupboard; impressive living room with views of the front garden, ornate cornicing, shelved press, original bay panelling and feature fireplace; large south facing dining kitchen to the rear of the property with

pleasant outlook to the rear garden, alcove with Edinburgh pulley, and modern fitted kitchen with integrate oven, induction hob, extractor hood, dishwasher and fridge/freezer; double bedroom to the rear with fitted shelving; useful box room currently utilised as a walk-in wardrobe and storage space; and marble-tiled shower room with frameless glass shower enclosure, fitted storage unit and heated towel-rail.

Further features of this property include gas central heating, double glazing, engineered hard wood flooring through the hall and dining kitchen, lambswool carpet in the living room and bedroom and stripped wood doors with brass hardware.

Externally there is a landscaped front garden with privacy hedging and raised

beds, and shared rear garden laid to lawn with mature border and patio. On street parking is available to the front of the building and comprises of both unrestricted spaces and priority parking bays.

#### Extras

Extras to be included in the sale are all carpets and floorcoverings, blinds, and integrated kitchen appliances.

#### EPC Rating

The energy efficiency rating of this property is band D.

#### Council Tax

This property is subject to council tax band C.





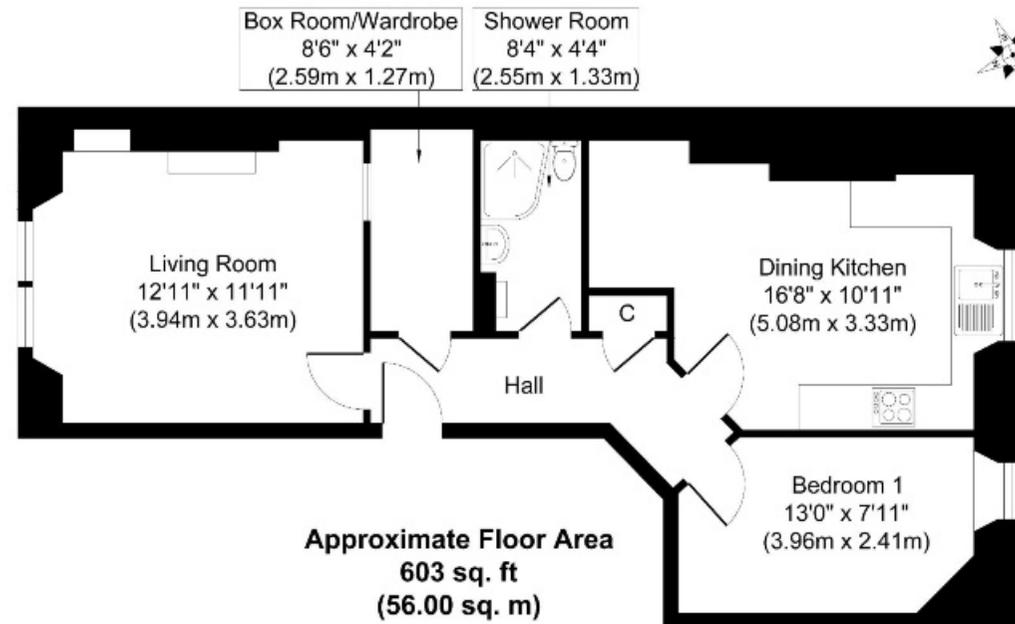
# CURRAN & CO PROPERTY

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### Disclaimer

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of a contract.  
All measurements are approximate and are generally taken from the widest point.