

**50/10 Balcarres Street  
Edinburgh EH10 5JQ**

**Offers Over £195,000**

- Bright one bedroom property
- Sought after location
- Welcoming entrance hallway
- Generously sized lounge/diner with bay window
- Modern bathroom with three piece suite
- Gas Central heating & Double glazing
- Communal drying green
- Residents permit parking

**Council Tax Band: B**

**Tenure: Freehold**

**Annual Service Charge: N**

**Shared Ownership: N**





## Bright second Floor Flat

Blair Cadell are delighted to present this bright one bedroomed flat situated in the highly sought after area of Morningside. Beautifully presented throughout and situated close by to superb local amenities, this turn-key property is ready to move into and provides an excellent opportunity for first time buyers and young professionals.

The property comprises, welcoming entrance hallway, generously sized lounge/diner with beautiful bay window, a stylishly designed kitchen with integrated electric oven, gas hob, well proportioned double bedroom with mirrored wardrobe providing ample storage, modern bathroom fitted with three piece suite, modern rain water shower over bath and heated towel rails. Additional benefits include gas central heating and double glazing throughout, ensuring energy efficiency. Externally the property benefits from a communal drying green and residents permit parking.

Morningside is a vibrant and highly desirable area of Edinburgh, located just south of the city centre. Known for its charming village atmosphere and excellent amenities, the area offers a wide selection of independent boutiques, artisan coffee shops, bookshops, restaurants, and bars. For everyday essentials, Waitrose, M&S Foodhall, and Sainsbury's Local are nearby.

Entertainment and leisure options include the much-loved Dominion Cinema, a local theatre, and the Craiglockhart Leisure and Tennis Centre. For those who enjoy the outdoors, Blackford Hill, Hermitage of Braid, and Braid Hills offer beautiful green spaces ideal for walking, running, or simply enjoying the views.

**Viewing by appointment 0131 337 1800**





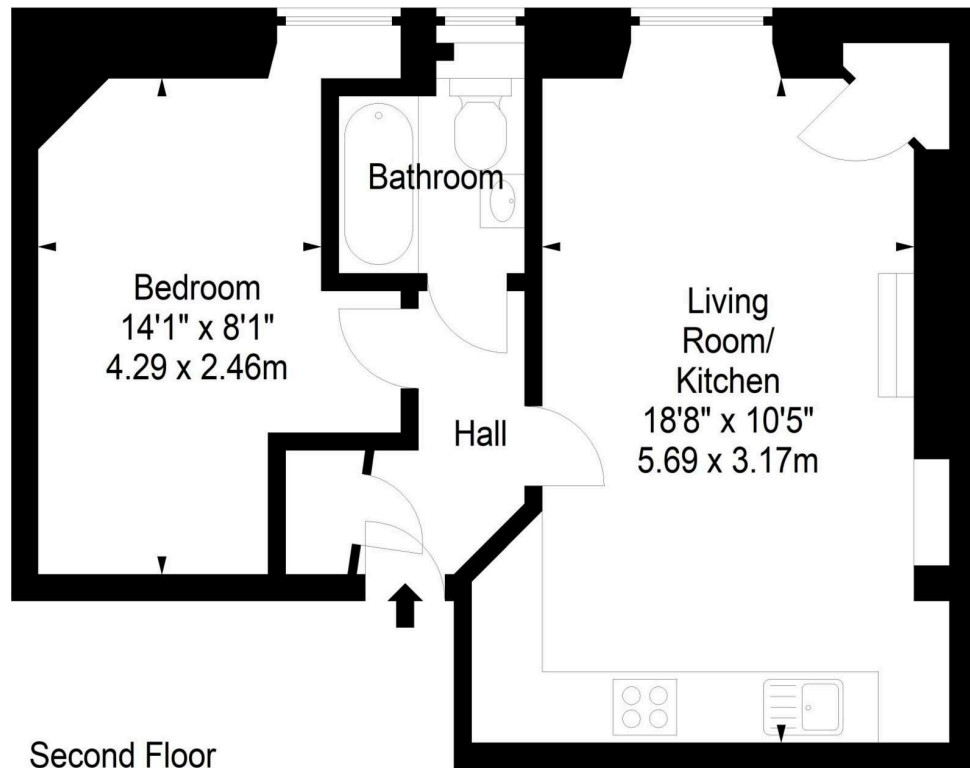
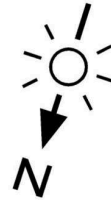




**Balcarres Street,  
Edinburgh,  
Midlothian, EH10 5JQ**



Approx. Gross Internal Area  
443 Sq Ft - 41.15 Sq M  
For identification only. Not to scale.  
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Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



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