

62/1F3 Balcarres Street,
Edinburgh
EH10 5LT

cameron stephen
solicitors & estate agents



accommodation

- Entrance Hall
- Sitting room / dining room
- Fitted kitchen
- Utility Cupboard
- Double bedroom
- Bathroom

features

- Double glazing
- Security entry phone
- Period fetures
- Beautiful communal garden
- Superb location

description

Ideal first time buyer or buy to let investment property, located in the highly desirable area of Morningside, to the South of the City Centre. The accommodation, on the first floor, comprises entrance hall with cloaks cupboard, housing the electrics, sitting room / dining roo with boiler cupboard and recessed fireplace with marble style surround, fitted kitchen with appliances, good sized double bedroom and bathroom with thermostatic shower fitting over the bath. Overall, the property will appeal to a wide variety of buyers and therefore early viewing is highly recommended,

further information

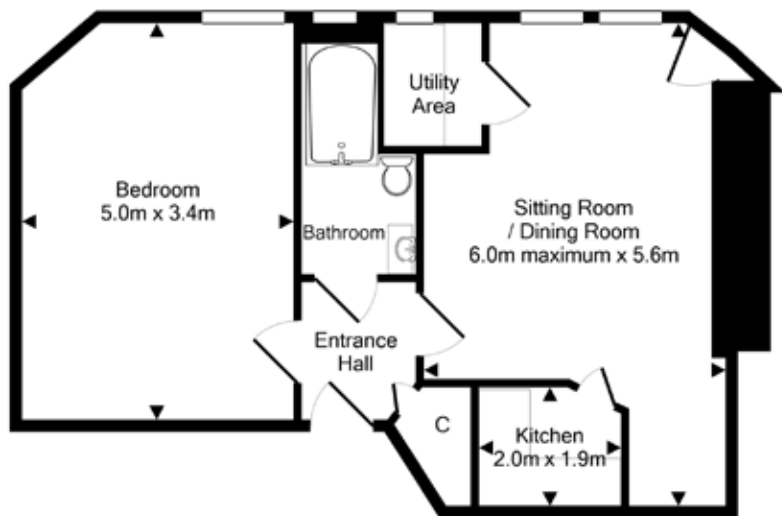
EPC Band: C

Home Report Value £165,000

Items to be included: Carpets, floor coverings, light fittings and kitchen appliances. All furniture may also be available.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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cameron stephen & co
14 constitution street,
edinburgh eh6 7bt
0131 555 1234 fax: 0131 555 2299
property@cameronstephen.co.uk
www.cameronstephen.co.uk