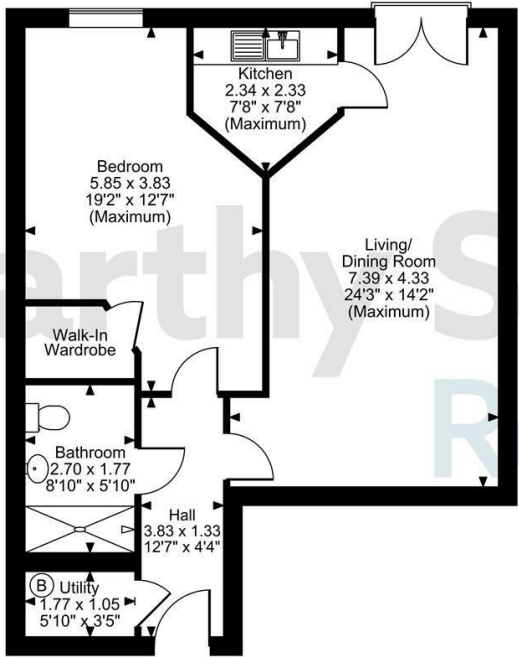
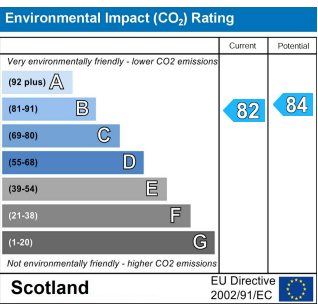
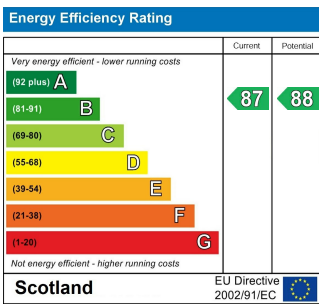
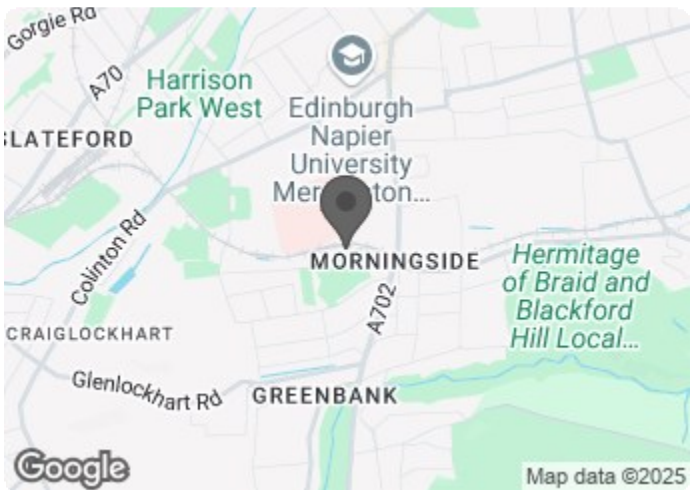


Stewart Terrace, Balcarres Street, Edinburgh
Approximate Gross Internal Area
690 Sq Ft/64 Sq M



Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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Council Tax Band: D

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20 STEWART TERRACE

21 Balcarres Street, Edinburgh, EH10 5JD



Offers over £295,000 Freehold

Superb bright and airy one bed apartment on the second floor to the rear of the development with a pleasant outlook. The popular Stewart Terrace for retirement living is in the heart of historic Morningside. Cafes, bars, boutique shops, restaurants, supermarkets, cinema, and GP within walking distance plus excellent transport links.

Call us on 0345 556 4104 to find out more.

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Stewart Terrace, 21 Balcarres Street, Edinburgh

Summary

Stewart Terrace is located on Balcarres Street and was purpose built by McCarthy Stone for retirement living, comprising 33 high-spec one and two bedroom apartments. Superb facilities include a House Manager on site Monday to Friday, and a beautiful residents' lounge with kitchen for meeting your neighbours at coffee mornings and the many social activities to enjoy. There's a fully equipped laundry room, a Guest Suite available for your friends and family (subject to a fee), mobility scooter area with charging point, and landscaped gardens to the rear with seating. A secure gated private carpark to the rear offers allocated parking, subject to availability.

It is a condition of purchase that a sole owner must be over the age of 60 years, or for a couple the second person can be younger, over 55 years.

Local Area

Located just 3 miles from Edinburgh city centre, Morningside is an affluent suburb with an excellent reputation as one the capital's most desirable residential areas. Stewart Terrace on Balcarres Street with an annexe off Bruce Street is less than 400 yards from Morningside Road, the thriving centre. Here you'll discover a wealth of shops, cafes, restaurants and entertainment facilities, from traditional boutiques to larger stores including Marks & Spencer and Waitrose. Victorian architecture gives the area strong historical appeal. Balcarres Street and Morningside Road offer an excellent regular bus service to Edinburgh city centre and the surrounding areas with plenty of fantastic activities to enjoy. The stunning historic university city is a global tourist destination, surrounded by spectacular beaches, hills and other historic sites. From Edinburgh Castle to numerous restaurants, sports and leisure



facilities, and famous arts festivals, this is the ideal retirement location with endless things to do.

20 Stewart Terrace

A lovely bright apartment located on the 2nd floor to the rear of the development with pleasant views overlooking the courtyard and beyond. There is easy access to the communal facilities with the communal lift positioned near the apartment.

Entrance Hall

Welcoming entrance hall with a large walk-in storage/airing cupboard. There is a 24 hour careline system with call points in the hall and shower room and pendants provided. Illuminated light switches, a smoke detector, apartment security door entry system with intercom. Doors lead to the bedroom, living room and shower room.

Living Room

Spacious and bright living room benefitting a Juliet balcony overlooking the rear garden grounds with pleasant views. The room is well equipped with TV and telephone points and raised electric power sockets, Partial glazed door leads onto a separate kitchen.

Kitchen

Fully fitted kitchen with tiled floor. Stainless steel sink with lever taps. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge and freezer. Decorative roller blind.

Bedroom One

Generous double bedroom with walk-in wardrobe with hanging rails, shelving and storage space above and there is ample room for bedroom furniture.

Shower Room

Fully tiled and fitted with suite comprising of a walk-in



1 bed | £295,000

shower, WC, vanity unit with sink and illuminated mirror above. Underfloor heating with individual thermostat.

Service Charge

- Cleaning of communal and external windows
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- 1% Contingency fund including internal and external redecoration of communal areas, upon Resale
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV, but does include the cost of your House Manager, the 24-hour emergency call system, the heating and maintenance of all communal areas, exterior property maintenance and gardening. Find out more about service charges please contact your Property Consultant or House Manager.

The service charge is £2846.42 for the year ending 31/8/25 for a one bed.

Additional notes

- Carpets, curtains, blind and integrated appliances. Other furniture items may be available upon request.
- Standard Broadband available (Up to 24Mbps download speed, Up to 1 Mbps upload speed)
- Safety and Security - door camera entry, fire-detection system and 24 hour emergency call-out system and pendants provided
- Mains water and electricity (no gas within the development)
- Electric night storage and wall mounted electric panel heaters
- Mains drainage
- Access to residents' communal lounge and landscaped gardens
- Laundry room facilities

Private Parking (Permit Scheme)

Parking is by allocated space subject to availability. The fee is currently £250 per annum. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

