



43 (2F2) FALCON AVENUE

MORNINGSIDE, EDINBURGH, EH10 4AL



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Second-floor flat

This two-bedroom (plus box room), second-floor flat forms part of a traditional tenement building that is enviably located in the heart of prestigious Morningside, a stone's throw from thriving amenities and regular transport links.

The south-facing home offers bright and spacious accommodation that is well-presented, with neutral interiors and varnished wooden floorboards predominantly throughout.

Accessed via a secure entry system and a shared stairwell, the home's front door opens into a central hall with storage. To the left, the airy living room catches the eye with its period details, including: a south-facing bay window for a light-filled ambience; ornate cornice work and a picture rail which emphasise the lofty dimensions; to a handsome feature fireplace that creates a focal point for arranging furniture. A traditional press cupboard completes the room. Meanwhile, the kitchen/dining room has an equally generous footprint to accommodate a table and chairs. It is well-appointed with modern cabinets and workspace, and it also has a beautiful feature fireplace. Furthermore, the kitchen has additional built-in storage and a press cupboard and it is supplemented by a utility room. Located at opposite ends of the home, the two spacious double bedrooms both continue the light décor and wooden floorboards. Also, both have a feature fireplace for added decoration. In addition, there is a versatile box room that could make a fantastic study. A bright three-piece bathroom, with an overhead shower, completes the accommodation. Gas central heating ensures year-round comfort, alongside traditional sash windows for natural light.

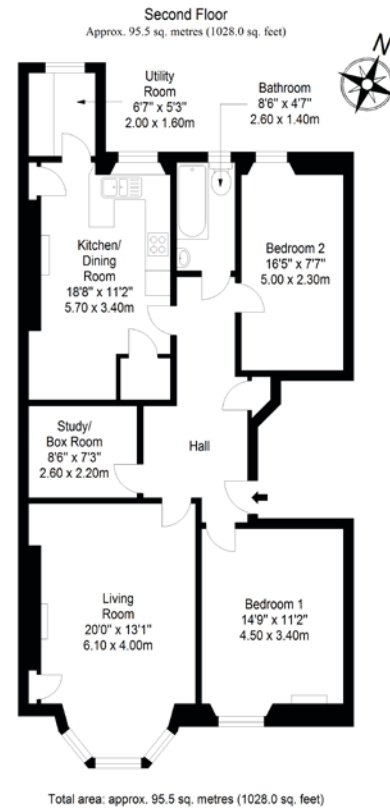
Outside, there is a neatly kept garden for communal use, which is predominantly laid to lawn. Conveniently, controlled parking is also available with a residents' permit (Zone S2).

Extras: the property is to be sold with all fitted floor and window coverings, light fittings, integrated appliances (oven and gas hob), a fridge/freezer, and a washing machine. All additional furnishings (as seen in the photographs) are also included in the sale.



Morningside

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it's just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital's finest private schools including the Edinburgh Rudolf Steiner School and George Watson's College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



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