

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

67/4 FALCON AVENUE
EH10 4AN



EPC RATING: C

OFFERS OVER £410,000

PROPERTY DESCRIPTION

- Wide open hallway with coats cupboard, leading to all the rooms
- Sunny, south facing bay windowed living room with amazing outlook, Edinburgh press and feature fireplace with gas coal effect fire
- Spacious kitchen diner refitted in 2021 with modern navy shaker style units, wooden worktops, Belfast sink, feature wooden shelving and integrated appliances. This room also has loads of space for dining, a radiator cover and a window seat overlooking the rear garden
- Handy utility room housing the boiler, washer/dryer and a clothes pulley
- Master bedroom to front with original fireplace
- Second double bedroom to rear currently used as a study with daybed, again with original fireplace
- Large boxroom set up as a dressing room with a wall of shaker style fitted wardrobes – could be used as a study or nursery
- Family bathroom with bath with mains rainfall shower, vanity sink with shaker style cabinet and wc
- Gas central heating from Worcester boiler
- Newly upgraded wooden sash & case windows with double glazed units
- Well maintained communal rear garden and hallway with feature green tiling
- Residents' permit parking



VIEWING

By appt call

Jardine Phillips

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OUTSTANDING TWO BED SECOND FLOOR FLAT WITH CONTEMPORARY KITCHEN & BATHROOM IN CENTRAL MORNINGSIDE

Located a few minutes' walk from all the wonderful amenities of Morningside, this two bedroom apartment has a wealth of period features and is immaculately presented. It would make a perfect home for young professionals or a family, being in the catchment for excellent schools. Numerous buses run from the main road both into and out of town and there are several walks & open spaces nearby for leisure.

AREA

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is excellent and the property is in the catchment for the new Canaan Lane, Bruntsfield & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema, Church Hill Theatre, with a range of gyms/leisure facilities a short drive away. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a

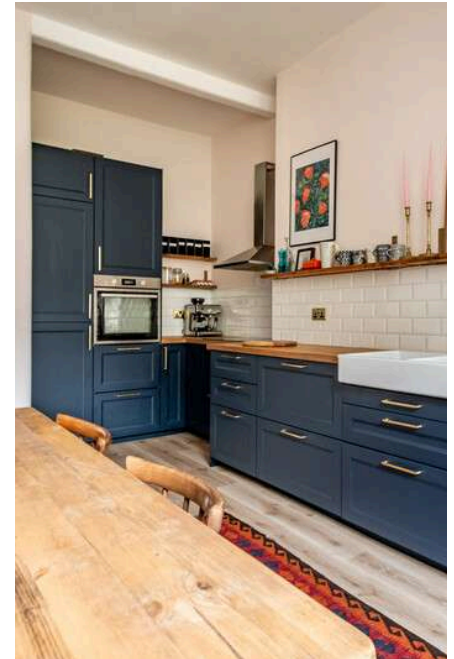
children's swing park just around the corner. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

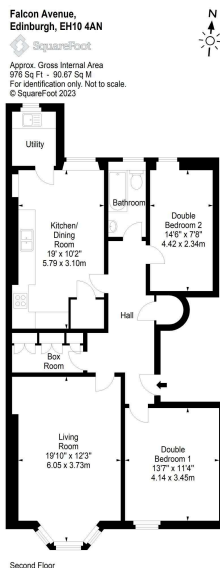
The blinds/curtains, light fittings, electric hob, oven, cooker hood and integrated fridge freezer are included in the sale.

HOME REPORT VALUATION

£430,000



Living room	19'10 x 12'3 (6.05 x 3.73m)
Kitchen/dining room	19' x 10'2 (5.79 x 3.10m)
Bedroom 1	13'7 x 11'4 (4.14 x 3.45m)
Bedroom 2	14'6 x 7'8 (4.42 x 2.34m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.