

MORNINGSIDE

61/4 FALCON AVENUE
EH10 4AN



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EPC RATING: C

OFFERS OVER £440,000

PROPERTY DESCRIPTION

- Wide open hallway with Victorian style tiling, bespoke storage seating & coat hooks, together with further hall cupboard
- Sunny, south facing kitchen fitted with a wide range of shaker style units with quartz worktops & upstands, a Belfast sink, a pantry cupboard, an amazing island with seating and integrated appliances. There are black 'crittal' style windows leading to
- Traditional bay windowed living/dining room with beautiful views, feature fireplace, Edinburgh press and bespoke fitted storage along one wall
- Handy boxroom/study with window to lounge – fits a single bed and a desk area – ideal for guests and for working from home
- Master bedroom to rear with painted wood panelling, Edinburgh press & wall of walk in storage including a utility area, shoe storage & a dressing room, plus a useful dressing table under the window overlooking the rear garden
- Ensuite bathroom with double ended bath, vanity sink unit, gold taps, designer heated towel rail and contemporary tiling
- Second double bedroom to rear with original fireplace, painted wooden wall panelling and range of floor to ceiling fitted storage with rattan inserts
- Family shower room with large walk-in shower cubicle with rainfall shower off the mains, vanity sink, wall hung wc, gold taps, designer heated towel rail, slat wood wall panelling & terrazzo tiling
- Gas central heating from new Glow-worm combi boiler and designer radiators
- Newly upgraded wooden sash & case windows with double glazed units throughout the property and wooden plantation shutters to the front
- Beautifully maintained communal rear garden and hallway with feature green tiling
- Residents' permit parking

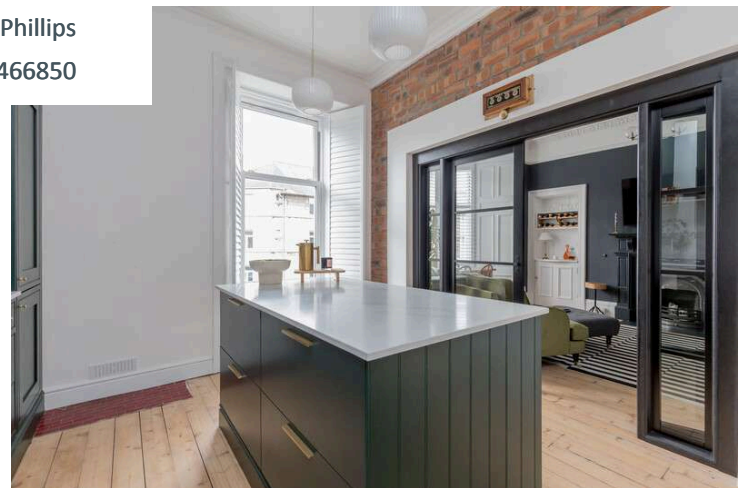


VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





ABSOLUTELY STUNNING, NEWLY REFURBISHED TWO BED TWO BATH SECOND FLOOR FLAT IN THE CENTRE OF POPULAR MORNINGSIDE

This beautifully updated, traditional tenement property has a large, sunny well equipped kitchen to the front with amazing views to the hills and black 'crittall' style doors opening up to the spacious bay windowed lounge - perfect for entertaining. There are two double bedrooms with the master benefitting from a superb ensuite. Both this & the family shower room have gorgeous contemporary fittings & tiling. There is a wealth of fitted storage throughout and the whole flat is finished to the highest standard in period colours. This is a must see property!

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, speciality food stores and coffee shops. There are 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 Peter's 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.

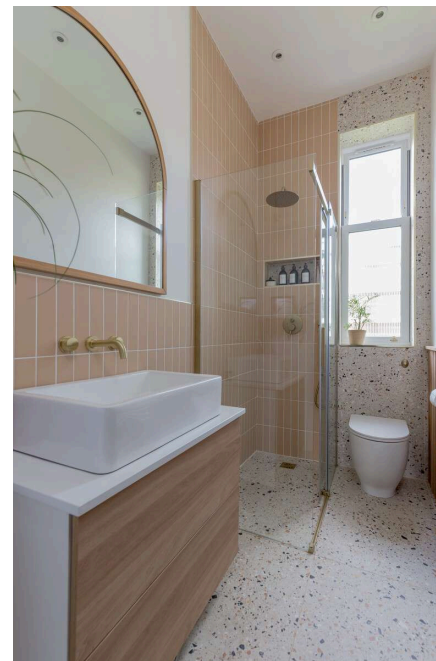
EXTRAS

The blinds/curtains/shutters, light fittings (not including shades), large gas hob, double oven, integrated dishwasher and integrated fridge freezer are included in the sale.

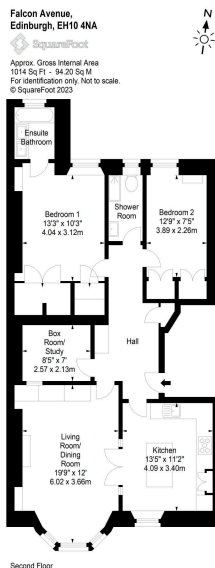
Furniture available via separate negotiation

HOME REPORT VALUATION

£450,000



Living/dining room	19'9 x 12' (6.02 x 3.66m)
Kitchen	13'5 x 11'2 (4.09 x 3.40m)
Bedroom 1	13'3 x 10'3 (4.04 x 3.12m)
Bedroom 2	12'9 x 7'5 (3.89 x 2.26m)
Boxroom/study	8'5 x 7' (2.57 x 2.13m)



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.