

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

7/5 FALCON AVENUE
EH10 4AL



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EPC RATING: D

OFFERS OVER £420,000

PROPERTY DESCRIPTION

- Wide open hallway with feature coat hooks and handy storage cupboard
- South facing bay windowed living room with oak mantle and wood burning stove, Edinburgh press, bespoke shelving and great views to the hills
- Spacious dining kitchen with wide range of shaker style units & appliances, feature blackboard wall, larder cupboard and space to sit & relax
- Practical utility room housing combi boiler & washer dryer
- Large master bedroom to front with views to hills
- Double bedroom 2 to rear with outlook over the gardens
- Boxroom with new skylight making it an ideal place to work from home or as an occasional bedroom
- Family bathroom with modern period style fittings comprising a bath with mains shower over, sink, wc & heated towel rail
- Gas central heating with new Vaillant combi boiler fitted 2020 & double glazed windows making it nice & quiet
- Stunning period features including stripped panel doors, cornicing, dado rails & clothes pulley
- Well maintained communal rear garden
- Residents' permit parking in the street
- Well maintained communal stair



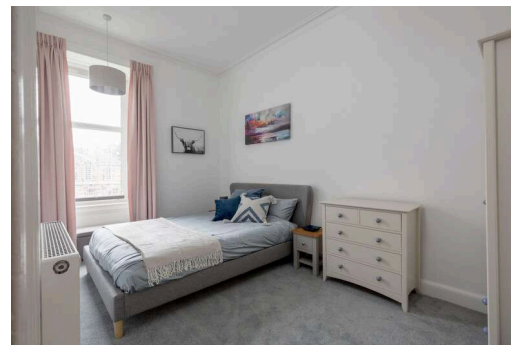
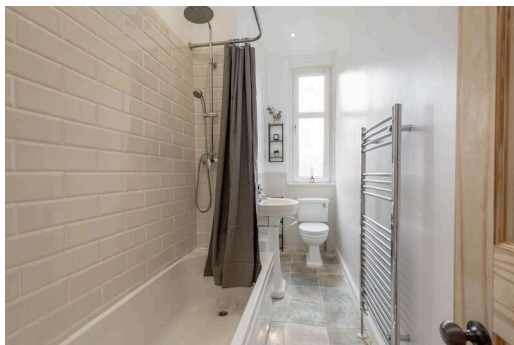
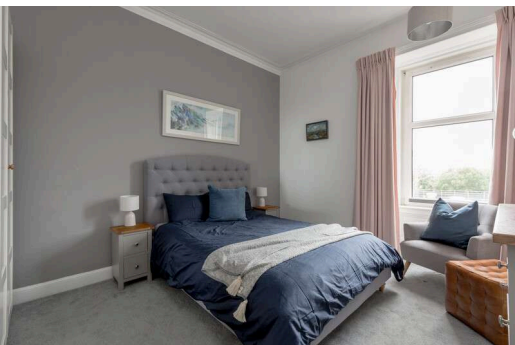
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4455860





IMMACULATELY PRESENTED TWO BED TWO RECEPTION TOP FLOOR FLAT IN CENTRAL MORNINGSIDE

This bright, traditional flat has been beautifully updated to make it an outstanding contemporary home. Perfect for young professionals, families or investors alike. In the middle of Morningside with its wealth of high end food stores, coffee shops, bars, restaurants & amenities. In the catchment for excellent schools and brilliant transport links on your doorstep.

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 and 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

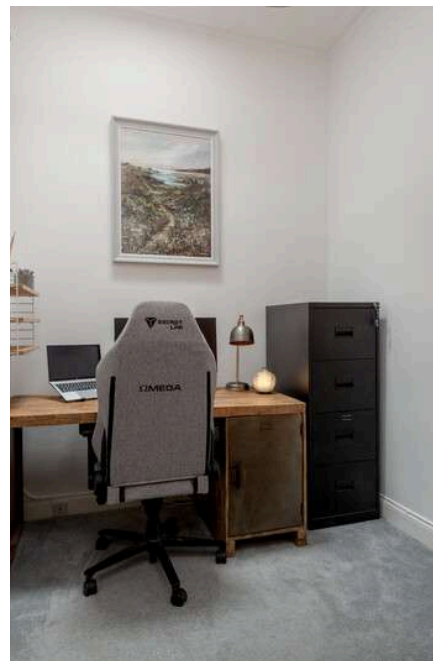
children's swing park just around the corner. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob, double oven, cooker hood, slimline dishwasher, freestanding fridge freezer and washer dryer are included in the sale. Items of furniture may be available by separate negotiation.

HOME REPORT VALUATION

£430,000

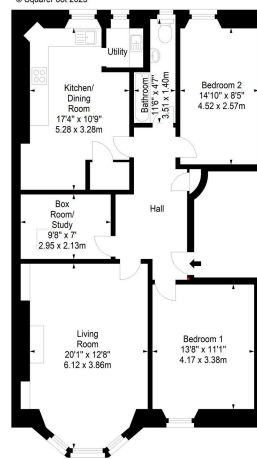


Living room	20'1 x 12'8 (6.12 x 3.86m)
Kitchen/dining room	17'4 x 10'9 (5.28 x 3.28m)
Bedroom 1	13'8 x 11'1 (4.17 x 3.38m)
Bedroom 2	14'10 x 8'5 (4.52 x 2.57m)
Boxroom	9'8 x 7' (2.95 x 2.13m)
Bathroom	11'6 x 4'7 (3.51 x 1.40m)

Falcon Avenue, EH10 4AL



Approx. Gross Internal Area
987 Sq Ft - 91.68 Sq M
For identification only. Not to scale.
© SquareFoot 2023



Third Floor

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.

