








Offers Over
£450,000

5 Falcon Avenue

Morningside | Edinburgh | EH10 4AL

A truly stunning main door flat in the heart of desirable Morningside, offering the perfect blend of modern convenience and period charm, with private front and back gardens.

-  2 bedrooms
-  1 public room
-  2 bathrooms
-  Private front and back gardens
-  On street permit parking
-  EPC Rating – D
-  Council Tax Band – E



Description

This stylish home has been thoughtfully remodelled in recent years to provide well-proportioned accommodation and is offered for sale in immaculate move-in condition throughout. Forming part of a handsome sandstone tenement the property is set back from the street with an attractively landscaped private front garden, providing an impressive and welcoming entrance to the home. A timber panelled storm door opens to a charming entrance vestibule which retains the beautiful original terrazzo flooring and stained glass inner door leading to the hallway which offers useful built-in storage. The striking reception room has a large bay window to the front of the property and provides the perfect setting for both relaxing and entertaining, with ample space for both living and dining furniture, period fireplace and attractive decorative cornice and ceiling rose. There is a good sized kitchen fitted with an excellent range of contemporary wall and base units with integrated fridge freezer, dishwasher, double oven, hob and cooker hood with space available for a small breakfasting table and chairs. The luxurious principal bedroom is quietly positioned to the rear with a glazed door opening to the private back garden, there are generous built-in wardrobes and storage, a stylish en-suite shower room with modern white suite and a door to the utility room providing excellent further storage space. There is a second generous double bedroom with fitted wardrobes and an elegantly appointed bathroom with white suite, dual head over bath rainfall shower, vanity storage and attractive ceramic tiling. This bright and airy property boasts wonderful high ceilings throughout and further benefits include engineered wood or tiled floors, gas central heating and full double glazing offering comfort and convenience whatever the season.



Extras

The fitted floor coverings, window shutters and blinds, integrated kitchen appliances, washing machine and tumble dryer are to be included in the sale.

Gardens and Parking

A particular feature of this home is the rarely available private front and rear gardens. Both enclosed gardens have been attractively landscaped with low-maintenance finishes with the rear garden having artificial grass and a large secure storage shed also housing the combi boiler. A gate gives access to the communal drying green which is well-maintained and predominantly laid to lawn. The front garden is primarily pebble chipped with central pathway leading to the front door bordered by lights and topiary hedges. Residents' zoned parking is available on street by purchasing a permit from the City of Edinburgh Council.

Viewing

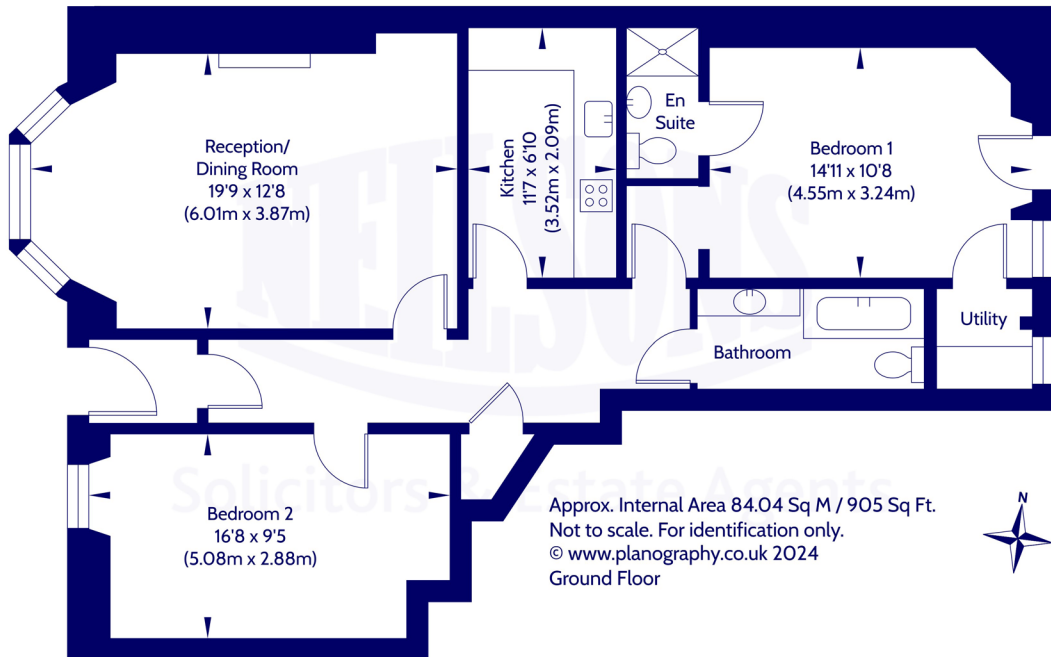
By appointment telephone Neilsons 0131 625 2222.





Location

Long regarded as one of Edinburgh's most desirable areas, Morningside offers the quintessential blend of urban convenience and suburban charm. An abundance of highly regarded independent shops and stores are available within moments' walk of this property along with a wealth of cafes, restaurants and bars. Waitrose and Marks and Spencer supermarkets provide further shopping with excellent local bus services offering swift access to the city centre and surrounding areas. Culture and entertainment is provided locally with the Dominion Cinema and Church Hill Theatre and a wealth of recreational facilities can be found in the area including picturesque walks to The Hermitage of Braid and Bruntsfield Links.



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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