

MORNINGSIDE

61/4 FALCON ROAD
EH10 4AS



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EPC RATING: C

OFFER OVER £395,000

PROPERTY DESCRIPTION

- Bright bay windowed sitting room with feature tiled open fireplace, Edinburgh press with glass panelled door and magnificent views over to the hills in the distance
- Newly updated kitchen/dining room with larder cupboard, open shelving and wide range of duck egg blue & white matt units, integrated appliances, tongue & groove panelling and loads of space for a dining table, so great for entertaining
- Study with high shelving, window overlooking the rear gardens and housing the combi boiler
- Master bedroom to front with original tiled fireplace with wooden surround and amazing views
- Second double bedroom to rear with original fireplace
- Wide open hallway with handy storage cupboard
- Upgraded bathroom with large walk-in shower off the mains, vanity sink unit, wc & heated towel rail
- Flexible boxroom currently used as a dressing room with fitted storage
- Gas central heating with new designer radiators and double glazed sash & case windows
- Newly sanded floorboards throughout most rooms
- Well maintained communal lawned garden & beautifully tiled shared hallway
- Residents' permit parking



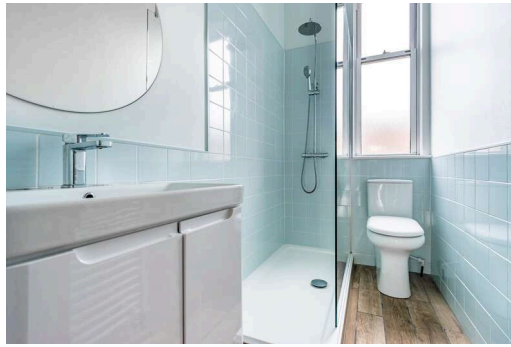
VIEWING

Sat 2-4pm or pls call

Jardine Phillips

0131 4466850





STYLISH TWO BED PLUS BOXROOM SECOND FLOOR FLAT WITH CONTEMPORARY FINISH AND PANORAMIC OUTLOOK IN POPULAR MORNINGSIDE LOCATION

Minutes from the wide range of amenities of prestigious Morningside & Bruntsfield, this traditional tenement flat has been updated recently with a modern kitchen & bathroom. Many of the period features are retained so it brings a stunning mix of the old & new. In the catchment for excellent schools, this flat would make a perfect home for a young family, professionals or downsizers.

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 across the road. 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

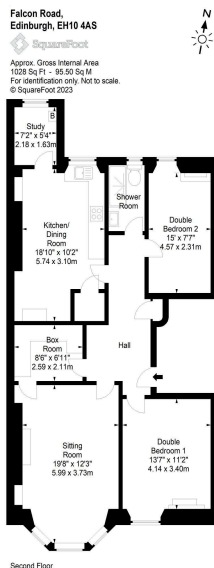
The blinds/curtains, light fittings, induction hob, oven, cooker hood, dishwasher, freestanding fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£430,000



Sitting room	19'8 x 12'3 (5.99 x 3.73m)
Boxroom	8'6 x 6'11 (2.59 x 2.11m)
Kitchen/dining room	18'10 x 10'2 (5.74 x 3.10m)
Study	7'2 x 5'4 (2.18 x 1.63m)
Bedroom 1	13'7 x 11'2 (4.14 x 3.40m)
Bedroom 2	15' x 7'7 (4.57 x 2.31m)



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.