



boyd property

20-7 Falcon Avenue
EDINBURGH | EH10 4AJ

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Description

Boyd Property are delighted to present to the market this well-proportioned and tastefully decorated 2-bedroomed flat, which enjoys an enviable position in the very heart of Morningside. It is part of a popular private development which will appeal to a wide section of the market. The property is located on the top floors of this 1930's building which grants some fantastic open view towards the Pentland Hills. The flat is presented in move-in condition and has a well-designed layout. The accommodation briefly comprises a large welcoming entrance hall, lounge with feature fireplace and balcony. The spacious kitchen/dining room is bright and is fitted with modern base and wall mounted units, which is complimented by ample worktop surfaces with integrated appliances and two built-in 'pantry-style' cupboards. There are two good sized double bedrooms and a contemporary bathroom with overhead electric shower facility and glass screen. The property further benefits from gas central heating, double glazing, entry phone security system, an area of private garden and communal drying green to the rear. There is on street permit parking available to the front of the building.

Location

Falcon Avenue is a prime Morningside location which provides immediate access to the many supermarkets, shops and eateries that this sought after Edinburgh district has to offer. Waitrose, Marks & Spencer food hall, chemists, banks, library and a wide variety of delicatessens are all within just a short walk. It is also close to tennis courts, theatres, Napier University, Blackford Pond, Blackford Hill and Hermitage of Braid. Princes Street is literally only two miles away and excellent bus services operate.

Extras

All fitted floor coverings and integrated appliances in the kitchen.

Price & Viewing

For price and viewing information contact Agents.

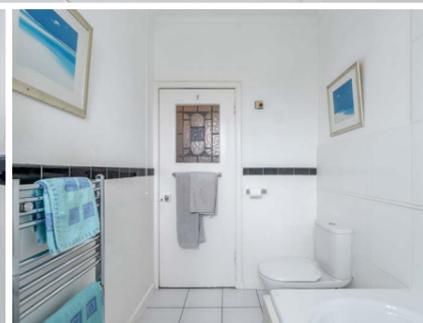
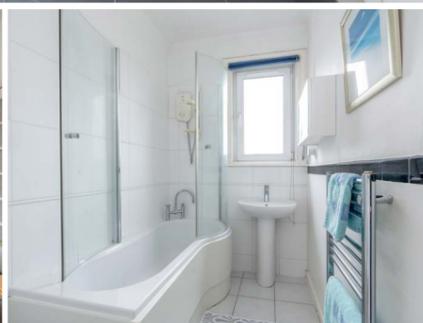


Features

- Entrance hallway
- Lounge with balcony
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Double glazing
- Gas central heating
- Private garden & communal drying green to the rear
- On street permit parking



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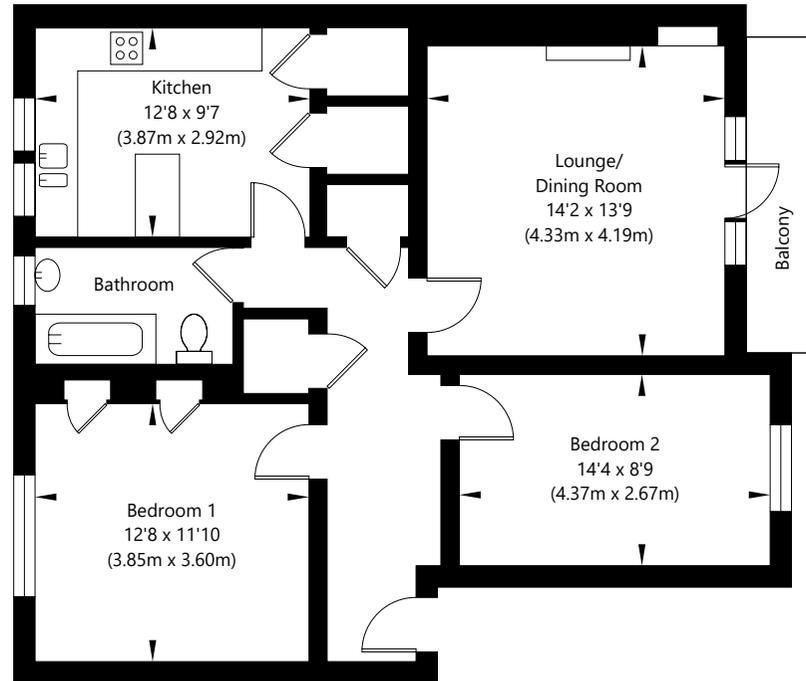


Third Floor

Approx. Internal Area 80.86 Sq M / 870 Sq Ft.

Not to scale. For identification only.

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