










Offers Over
£425,000

58 Falcon Avenue

Morningside | Edinburgh | EH10 4AW

A fantastic opportunity has arisen to purchase this impressive, truly stunning main door flat with beautiful private gardens, situated within the heart of Morningside, close to excellent amenities and transport links. The property is presented to the market in move in condition and would undoubtedly appeal to professionals and those looking to downsize.

-  1 Bedroom
-  2 Public Rooms
- 1 Box Room
-  1 Bathroom
-  Zoned Parking
-  Front and Rear Gardens
-  EPC Rating – D
-  Council Tax Band - E



Description

The accommodation in brief comprises; entrance vestibule leading to welcoming entrance hallway, light and airy bay windowed sitting room with electric fireplace and beautiful cornicing, spacious dining kitchen with pantry, useful utility room off it with door accessing rear garden, well proportioned double bedroom with fitted wardrobes, good sized box room and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating.



Extras

All the fitted floor coverings will be included in the sale together with the hob, oven and small fridge.

Gardens & Parking

A real feature of this property is the superb, beautifully maintained garden to the front and rear. The landscaped rear garden is easily maintained with areas of artificial grass, patio and chip stones, creating the ideal environment to enjoy outside dining/relaxing. To the front lies a well maintained garden with shrubs and path leading to the main door. There is permit/meter parking to the front of the property and within the surrounding area.

Viewing

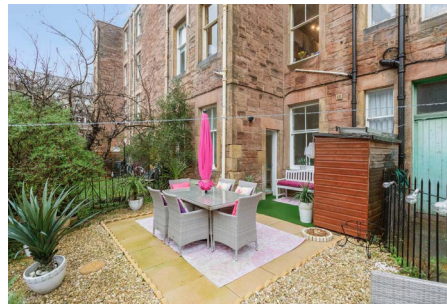
By appointment through Neilsons 0131 625 2222.

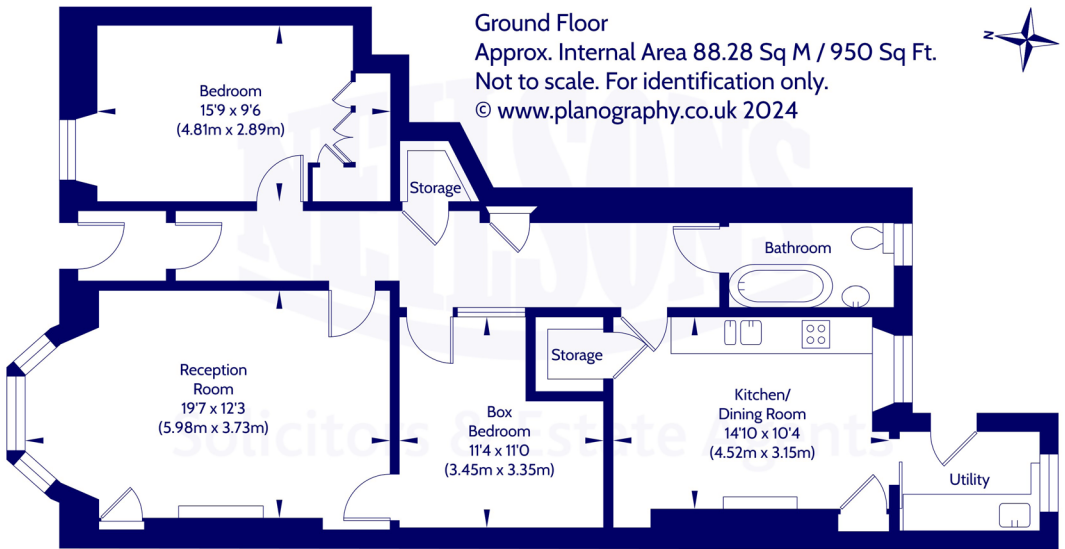




Location


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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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