

Jardine Phillips  
Solicitors • Estate Agents

MORNINGSIDE

21/8 FALCON ROAD WEST  
EH10 4AD



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EPC RATING: C

OFFERS OVER £340,000

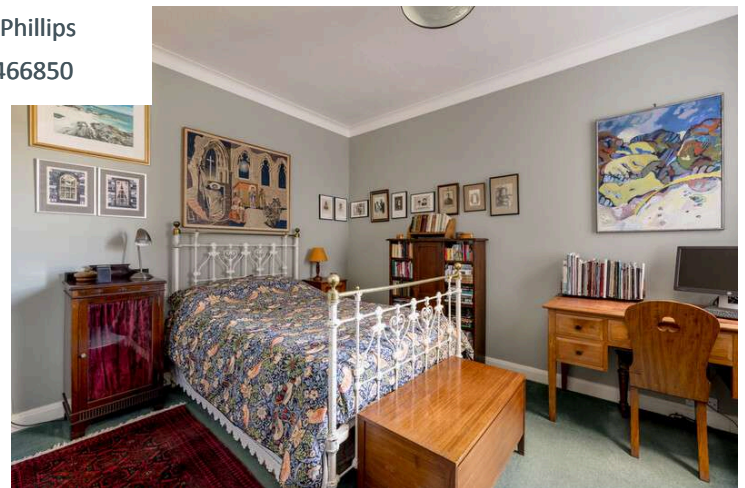
## PROPERTY DESCRIPTION

- 'L' shaped hallway with fitted book shelving, three useful storage cupboards
- Large sitting room with feature fireplace with electric fire, storage cupboard and glass door to the balcony
- Bright dining room with book shelving, Edinburgh press and doors to both the kitchen & sitting room – could easily be turned into bed 3
- Kitchen/breakfast room with wide range of light wood units & appliances, space for dining and a handy larder cupboard housing the boiler
- Spacious master bedroom, quietly positioned to the rear overlooking the communal gardens with good fitted wardrobes & book shelving
- Double bedroom 2 looking out over the balcony
- Bathroom with original stained glass door, bath, walk in electric shower, built in vanity sink unit & wc
- Gas central heating from five year old Worcester combi boiler with Hive control system
- Double glazed windows
- Mainly stripped wood flooring
- Very well maintained communal rear gardens & stairwell
- Residents' permit parking on the street



## VIEWING

By Appt Pls Call  
Jardine Phillips  
0131 4466850







## FABULOUS TWO/THREE BED TOP FLOOR 1930'S FLAT IN CENTRAL MORNINGSIDE

This beautifully presented apartment has flexible accommodation that currently has a formal dining room which could easily be turned into a third bedroom. Perfect for professionals working from home or young families as it is in the catchment for well renowned schools. Ready to move into with contemporary kitchen & bathroom fittings, excellent storage, great views and the added bonus of a sunny balcony. Minutes from all the wonderful amenities that Morningside has to offer.

### AREA

Morningside is a very prestigious area in the south of the city which offers a wide 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 well renowned, 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, together 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.

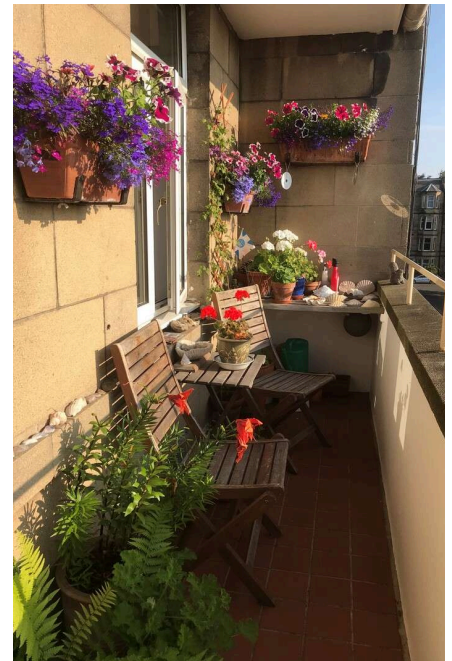
### EXTRAS

The gas hob, double oven, cooker hood, slimline dishwasher, freestanding fridge freezer and washing machine (all warranty excluded) are included in the sale.

### HOME REPORT VALUATION

£350,000

There is a garage being sold also but separately to this flat for interested parties. Please get in touch for more information.

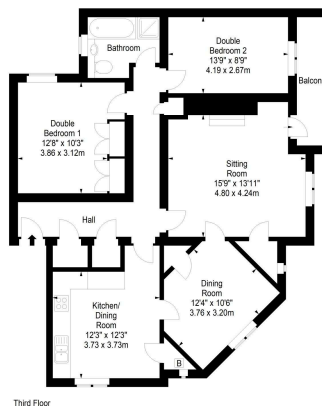


Sitting room	15'9 x 13'11 (4.80 x 4.24m)
Dining room	12'4 x 10'6 (3.76 x 3.20m)
Kitchen/breakfast room	12'3 x 12'3 (3.73 x 3.73m)
Bedroom 1	12'8 x 10'3 (3.86 x 3.12m)
Bedroom 2	13'9 x 8'9 (4.19 x 2.67m)

Falcon Road West,  
Edinburgh, EH10 6AD



Approx. Gross Internal Area  
1111 Sq Ft - 103.21 Sq M  
For identification only. Not to scale.  
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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.

