

MORNINGSIDE  
10/13 FALCON ROAD WEST  
EH10 4AQ



EPC RATING: D

OFFERS OVER £270,000



## BRIGHT & MODERN TWO BED FLAT WITH BALCONY & STUNNING VIEWS IN THE CENTRE OF MORNINGSIDE IN EXCELLENT SCHOOL CATCHMENTS

Located a few minutes' walk from all the amazing amenities & shopping available in the prestigious area of Morningside, this two bed flat with a lift would make an ideal home for first time buyers, downsizers or a young family, being in the catchment for well renowned schools. There are also numerous bus services available nearby making it ideal for commuters.

### VIEWING

Sun 2-4 or pls call 0131 4466850

### PROPERTY DESCRIPTION

- Hallway with storage cupboard
- Spacious living/dining room with feature fireplace with electric coal effect fire and panoramic views over Morningside. Door to
- Sunny south west facing balcony with space to sit out and beautiful outlook over the rooftops to the Pentland Hills
- Good sized kitchen with a wide range of cream shaker style units & appliances with green feature tiling
- Master bedroom quietly located to the rear with great fitted wardrobes
- Double bedroom two - perfect for a child's room, guest room or working from home space
- Immaculate bathroom with bath with electric shower over, wall hung sink, wc & chrome heated towel rail
- Electric storage heaters and updated double glazed windows
- Engineered wood flooring
- Very well maintained building with insulated walls & roof, together with recent complete overhaul of the roof in 2021. External redecoration works due to commence shortly - cost to be covered by the seller
- Communal landscaped gardens surrounding the building
- Resident permit parking in the street

### 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 RC 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. There are also a good range of gyms/leisure facilities and golf courses a short drive away. The flat is 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

### EXTRAS

The blinds & curtains (except living room curtains), light fittings, electric hob, oven, cooker hood, dishwasher, undercounter fridge & freezer and washing machine are included in the sale.

Trinity factors manage the building at a cost of approx. £98 per month including block buildings insurance & maintenance of communal areas & grounds

### HOME REPORT VALUATION

£275,000

Living/dining room	15'3 x 12'3 (4.65 x 3.73m)
Kitchen	9'5 x 8'6 (2.87 x 2.59m)
Bedroom 1	13' x 9'5 (3.96 x 2.87m)
Bedroom 2	9'9 x 8'11 (2.97 x 2.72m)

### Contact:

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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.

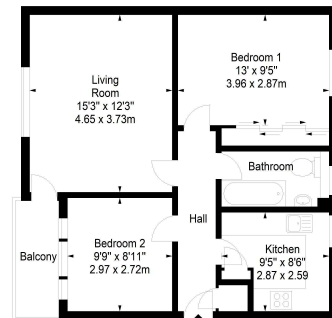
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Falcon Road West,  
Edinburgh,  
Midlothian, EH10 4AQ



Approx. Gross Internal Area  
623 Sq Ft - 57.88 Sq M  
For identification only. Not to scale.  
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Fourth Floor

