

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

70 FALCON AVENUE
EH10 4AW



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EPC RATING: D

OFFERS OVER £515,000

PROPERTY DESCRIPTION

- Tiled vestibule leading to feature glass panelled door and long hallway with wood flooring, wall lights & two handy storage cupboards
- Elegant spacious bay windowed living room with feature fireplace and Edinburgh press with original glass panelled doors
- Bright & sunny kitchen/dining room with wide range of cream shaker style units with rose gold door knobs, solid surface worktops, herringbone tiling, butler sink & integrated appliances, together with loads of space for dining & entertaining, a stunning fireplace, shelved Edinburgh press set up as a study area and French doors to the private garden
- Utility room with further range of cream shaker style units, a butler sink, pulley, washing machine & door to the garden
- Good size master bedroom to rear overlooking the garden with wide range of fitted wardrobes
- Second double bedroom to front with range of fitted wardrobes and dressing table in the window
- Large box bedroom with window to the hall currently set up as a child's bedroom but could equally be used as a guest room or a study
- Family bathroom with modern period style fittings including a bath with rainfall shower over, Victorian style mixer shower tap, pedestal sink, wc & chrome heated towel rail
- A wealth of period features including stripped doors, ornate cornicing, ceiling roses, dado rails & fireplaces
- Gas central heating from a combi boiler and double glazed windows
- Private easily maintained front garden overlooking the church with steps up to the property and sunny south facing private rear garden with area of lawn, patios for sitting out & dining, borders with shrubs, a planter & a shed
- Residents' permit parking in the street



VIEWING

Sun 2-4 or by appt pls
call 0131 4466850





EXQUISITE TWO BED PLUS LARGE BOXROOM MAINDOOR FLAT WITH PRIVATE SOUTH FACING GARDEN IN CENTRAL MORNINGSIDE - EXCELLENT SCHOOL CATCHMENT

Updated with contemporary kitchen & bathroom fittings that match the style of the property, together with many period features lovingly retained and the added bonus of a large box bedroom and private front & rear gardens, this immaculately finished maindoor flat would make a perfect home for professionals, a young family or downsizers. Minutes from all the wonderful amenities of Morningside and in the catchment for Canaan Lane/ Bruntfield & St Peter's Primary Schools, together with Boroughmuir High School. Convenient transport links to the city centre nearby.

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 Bruntfield. Local schooling is well renowned and the property is in the catchment for the new Canaan Lane, Bruntfield & 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. There are a good range of gyms/leisure facilities and golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Bruntfield 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

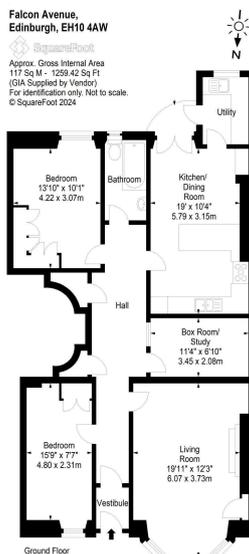
The blinds/curtains, light fittings, stainless steel range cooker, hood, dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£525,000



Living room	19'11 x 12'3 (6.07 x 3.73m)
Kitchen/dining room	19' x 10'4 (5.79 x 3.15m)
Bedroom 1	13'10 x 10'1 (4.22 x 3.07m)
Bedroom 2	15'9 x 7'7 (4.80 x 2.31m)
Boxroom	11'4 x 6'10 (3.45 x 2.08m)



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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.