

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

3/6 FALCON GARDENS

EH10 4AP



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EPC RATING: E

OFFERS OVER £390,000

PROPERTY DESCRIPTION

- Wide open hallway with handy storage cupboard
- Bay windowed living room to front with Edinburgh press, fireplace with gas fire and panoramic views
- Large kitchen/dining room with fireplace, larder cupboard, light wood units & appliances in the offshoot and loads of space for entertaining
- Master bedroom to the rear overlooking the garden with original fireplace
- Second double bedroom to the front with Edinburgh press, original fireplace and twin windows with great views
- Double bedroom three to the front
- Single bedroom four/boxroom with skylight and clothes pulley
- Family bathroom with bath with electric shower over, vanity sink unit, wc & storage cupboard
- Gas central heating from a Worcester boiler and double glazed windows
- Well maintained building and communal rear garden
- Residents' permit parking in the street



VIEWING

Sun 2-4 or Pls Call

Jardine Phillips

0131 4466850





SPACIOUS FOUR BED MORNINGSIDE FLAT IN EXCELLENT SCHOOL CATCHMENT

Set in the centre of Morningside, minutes from its wealth of amenities, this superb large apartment would make a perfect family home or ideal for young professionals working from home. With far reaching views over the rooftops, this wonderful flat has been well loved, retaining lots of period features but now requires some refurbishment to bring it up to date. Located in the catchment for well renowned Boroughmuir High School with convenient transport links into the city centre.

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. There are also 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 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 along the street. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network

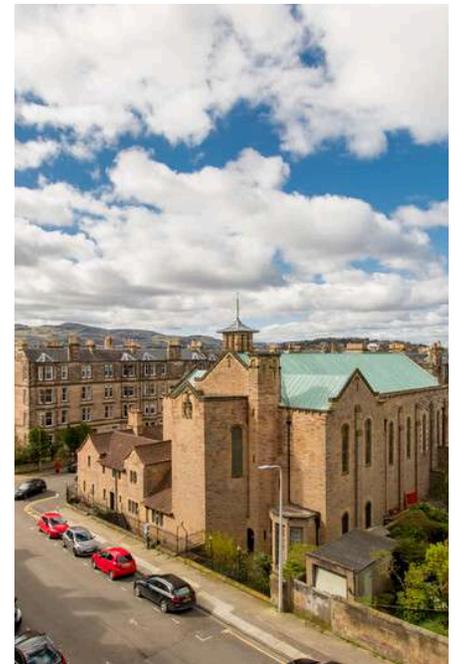
beyond.

EXTRAS

The blinds/curtains, light fittings, freestanding cooker, extractor fan, undercounter fridge and washing machine are included in the sale but are not warranted.

HOME REPORT VALUATION

£400,000

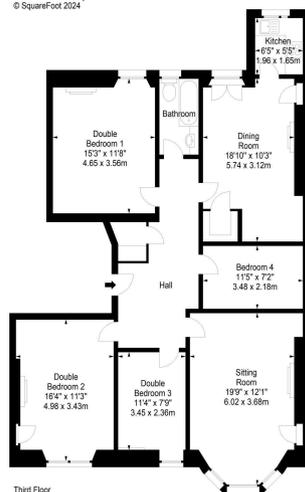


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|--------------|-----------------------------|
| Sitting room | 19'9 x 12'1 (6.02 x 3.68m) |
| Kitchen | 6'5 x 5'5 (1.96 x 1.65m) |
| Dining room | 18'10 x 10'3 (5.74 x 3.12m) |
| Bedroom 1 | 15'3 x 11'8 (4.65 x 3.56m) |
| Bedroom 2 | 16'4 x 11'3 (4.98 x 3.43m) |
| Bedroom 3 | 11'4 x 7'9 (3.45 x 2.36m) |
| Bedroom 4 | 11'5 x 7'2 (3.48 x 2.18m) |

Falcon Gardens, EH10 4AP



Approx. Gross Internal Area
1270 Sq Ft - 117.98 Sq M
For identification only. Not to scale.
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Third Floor

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.

