



Deans Properties

Deans Solicitors and Estate Agents LLP



**72 (1F1) Falcon Avenue
Morningside, EH10 4AW**



FIRST FLOOR FLAT

- Living Room
- Dining Room
- Kitchen
- Four Bedrooms
- Bathroom
- Communal Garden
- On-Street Parking
- Gas Central Heating
- EPC Rating - D



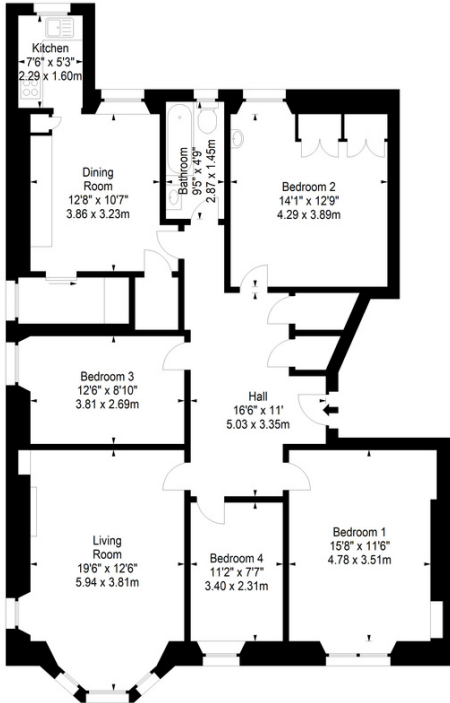
This spacious first floor flat, is located in the desirable area of Morningside in the South of Edinburgh. This prime location offers excellent amenities and for those who enjoy the outdoors Blackford Hill and the Meadows are close by. There are regular bus routes to and from the City Centre and surrounding areas as well as road connections to the Bypass and Motorway networks. The accommodation comprises; large entrance hallway with two storage cupboards, light and airy living room with large bay windows, kitchen off dining room, four bedrooms and bathroom. The property benefits from traditional features such as the intricate cornicing and high ceilings. Further features include gas central heating, communal garden and on-street parking. Items included in the sale are fitted carpets & floor coverings, curtains, cooker, oven, hob, hood, fridge-freezer, washing machine and light shades. The appliances included are sold as seen with no warranty provided.



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Approx. Gross Internal Area
1345 Sq Ft - 124.95 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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