

7/2 FALCON AVENUE

MORNINGSIDE, EDINBURGH, EH10 4AL

Traditional first-floor flat in desirable Morningside, forming part of a handsome tenement building and offering two bedrooms, two reception rooms, a kitchen, a box room, and a bathroom, plus access to a leafy shared garden.





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

Mark Cullerton

TABLE OF CONTENTS



Welcome to 7/2 Falcon Avenue
A traditional first-floor flat in Morningside

04	Floorplan
07	The property
08	The entrance
10	Reception rooms
16	The kitchen



South-facing, bay-fronted living room



Two spacious double bedrooms

18	The bedrooms
22	The bathroom
24	Gardens & parking
26	Morningside



Property Name

7/2 Falcon Avenue

Location

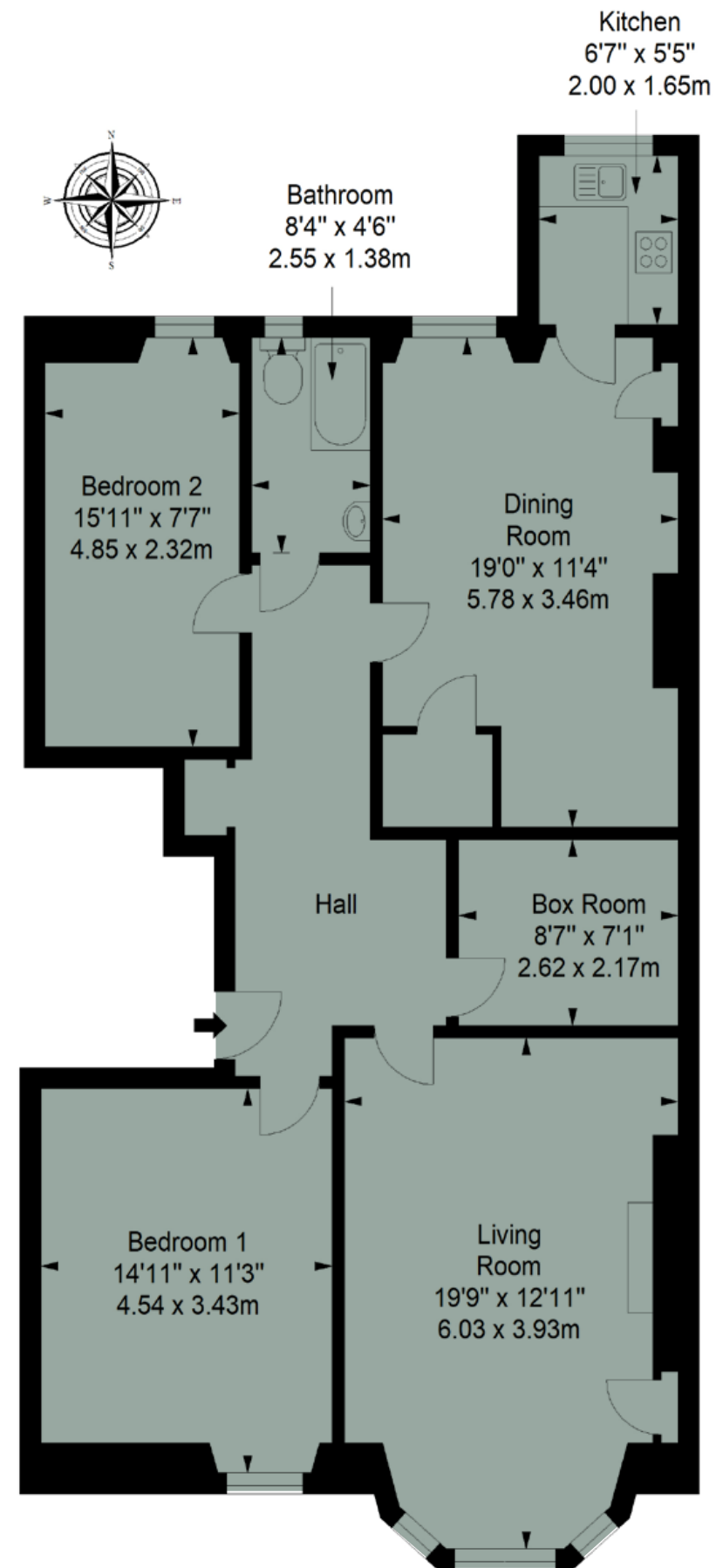
Morningside, EH10 4AL

Approximate total area:

96.6 sq. metres (1039.8 sq. feet)



First Floor





Offering a characterful city home in highly desirable Morningside

This two-bedroom first-floor flat enjoys wonderfully light and airy interiors, presented with attractive décor, some modern touches, and a wealth of period features. The home and its fantastic location are sure to appeal to a wide demographic, with nearby amenities including wide-ranging and eclectic shops, highly regraded schools at primary and secondary levels within walking distance, transport links connecting across the city and further afield, cultural and entertainment venues, and lovely green space

GENERAL FEATURES

- Traditional first-floor flat in Morningside
- Attractive interiors and period features
 - Home Report value - £410,000
 - EPC Rating - C

ACCOMMODATION FEATURES

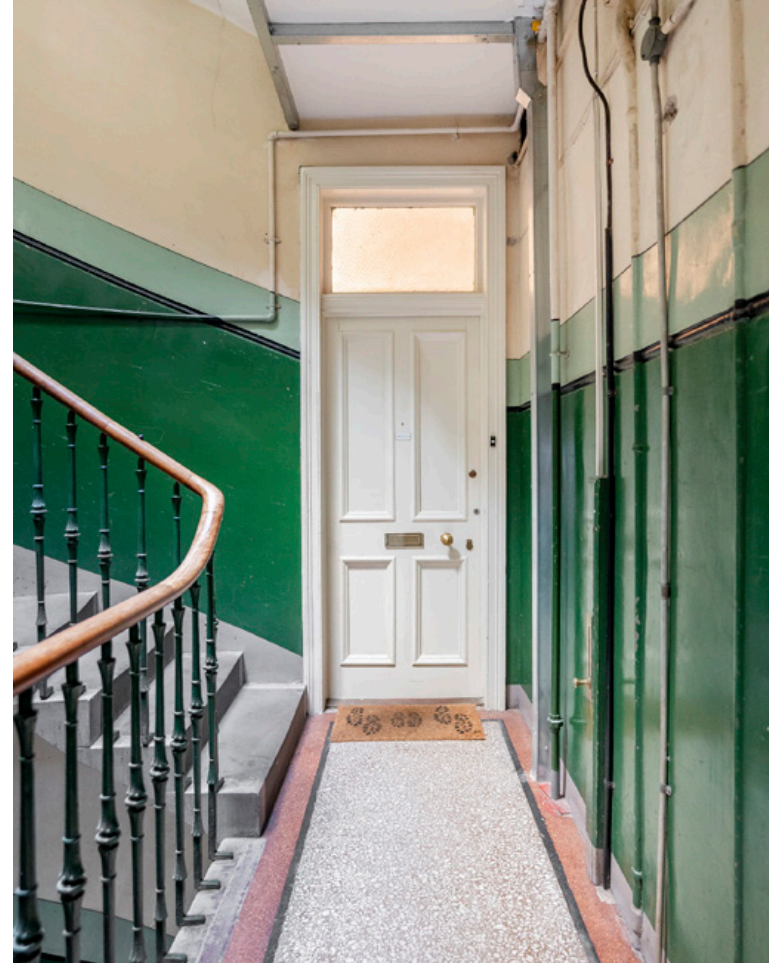
- Secure shared entrance and stairwell
 - Airy, welcoming hall with storage recess
 - South-facing, bay-fronted living room with fireplace
 - Generous dining room
 - Modern fitted kitchen
 - Two spacious double bedrooms
 - Versatile box room
 - Modern bathroom with shower-over-bath
- Gas central heating and double glazing

EXTERNAL FEATURES

- Access to a leafy shared garden
- Controlled on-street parking (Zone S2)



Secure and well-maintained communal stairwell



Welcome to 7/2 Falcon Avenue

A welcoming and well-maintained communal stairwell (accessed via a secure entry system) takes you to the flat's front door on the first floor, opening into an airy, high-ceilinged hall with a storage recess.

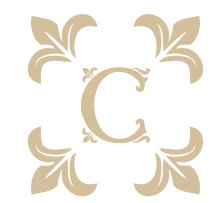


Reception rooms



Two
generous
and airy
living spaces

The impressive living room is fronted by a large, south-facing bay window capturing sunny natural light throughout the day, and it offers a flexible floorspace for various configurations of lounge furniture.



South-facing, bay-fronted living room

The room enjoys neutral décor and a characterful painted ceiling with beautiful cornicing, enhanced by a picture rail, a fireplace flanked by an open Edinburgh press, and a warm wood floor.



Generous dining room

The generous, garden-facing dining room represents the perfect space for sit-down meals and entertaining, sure to appeal to those who love to host dinner parties! There is ample room for a large dining table and chairs alongside additional furniture, and the room is supplemented by built-in storage and conveniently connected to the kitchen.





The kitchen is appointed with modern grey base cabinets, a marble-inspired worktop, and white metro-tiled splashbacks, whilst integrated appliances comprise an oven, hob, and dishwasher. An undercounter washing machine is also included in the sale.

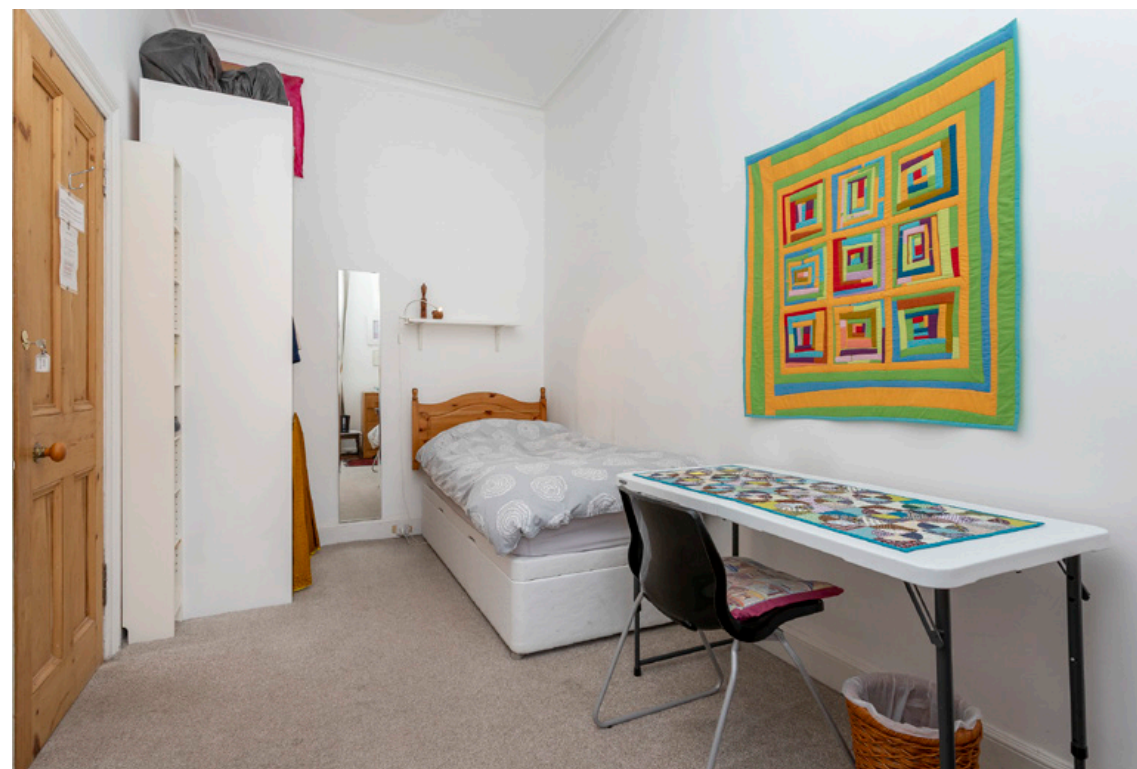
A photograph of a bedroom. In the center is a wooden bed frame with a colorful, multi-colored quilt. To the left is a window with light-colored curtains and a small table with a patterned cloth and a potted plant. To the right is a wooden desk with a lamp, a radio, and books. On the wall is a framed picture and a colorful quilt hanging. The room has wooden flooring and a patterned rug.

Two tranquil bedrooms and a versatile box room

Soaring high ceilings and tall windows

The flats two double bedrooms are spacious and airy, with soaring high ceilings and tall windows capturing natural light. Both bedrooms retain their characterful cornicing, with the larger bedroom also enjoying a picture rail and wood flooring. The second bedroom is carpeted for optimum comfort underfoot.

A versatile box room, accessed from the hall, offers a multipurpose room that can be utilised in a number of ways to suit the new owner, including a study, a hobby room, as excellent storage, or as an occasional guest bedroom.



Bright and modern bathroom

A bright, modern bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a pedestal basin, a WC, and a tall chrome towel radiator. The flat is kept warm by a gas central heating system and benefits from double-glazed windows.



A photograph of a row of stone buildings with a lush garden in front. The buildings are made of light-colored stone and have multiple windows. Some windows are covered with ivy. In front of the buildings is a large, green lawn with various plants and flowers. The sky is blue with some clouds.

Mature, leafy shared garden and residents' parking

Externally, the flat enjoys access to a lovely leafy shared garden, whilst controlled parking on Falcon Avenue falls under Zone S2.

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, washing machine, bookcases, antique corner wall cupboard, and bedroom wardrobes will be included in the sale.

*Bustling
Morningside
Road is lined
with an
unrivalled
selection
of cafés,
bistros, and
independent
shops*

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel and is ideally positioned for both swift access into the city and easy escapes to the country. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S Food. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Church Hill Theatre offering a varied programme of screenings and live performances all year round.

Morningside



SCHOOLS

State Schools: Canaan Lane Primary School (P1-P3), Brunsfield Primary School (P4-P7), Boroughmuir High School, St Peter's RC Primary School, St Thomas of Aquin's RC High School

Independent Schools: George Watson's College, George Heriot's School, Edinburgh Steiner School, ESMS Schools

CULTURE

King's Theatre, Dominion Cinema, Church Hill Theatre, The Queen's Hall, Usher Hall

UNIVERSITY

University of Edinburgh, Edinburgh Napier University

#1

A HIGHLY REGARDED AND SOUGHT-AFTER CITY-CENTRE LOCATION WITH A VIBRANT COSMOPOLITAN ATMOSPHERE



Fitness enthusiasts can visit The Galleon Club at George Watson's College which is home to a swimming pool, fitness classes, a gym, fitness classes, sports camps, and sports pitches, or for those who prefer the great outdoors, Brunsfield Links, The Meadows, and the Hermitage of Braid and Blackford Hill Local Nature Reserve are all close by. Morningside is renowned for its outstanding range of state schools, with primary education provided at Canaan Lane and Brunsfield Primary Schools, followed by secondary schooling at Boroughmuir High School. Some of the capital's most prestigious independent schools are easily accessible from the property, such as George Watson's College, Edinburgh Steiner School, George Heriot's School, and the ESMS schools. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



LOCATION



1.9 miles from Princes Street

TRANSPORT



Bus – 5, 11, N11, 15, 16, N16, 23, 36, 38

Tram Stop – Haymarket (1.5 miles)

Train Station – Haymarket (1.5 miles), Waverley (2 miles)

Airport – Edinburgh International (8.2 miles)



SPORTS

Falcon Bowling and Tennis Club, The Galleon Club, Braid Tennis and Bowling Clubs, Prestonfield Golf Club

FOOD & DRINK

Cafés, Independent multi-cultural eateries, Bistros and delis, Takeaways

PARKS

Bruntsfield Links, The Meadows, Hermitage of Braid and Blackford Hill Local Nature

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

74 St Stephen Street, Edinburgh, EH3 5AQ

0131 225 5007

info@cullertonsproperty.co.uk

www.cullertonsproperty.co.uk



— *Property Consultant*

STEPHEN MACKENZIE



For further information on this property, or to arrange a viewing, contact Stephen, who will be delighted to assist you.

07963 052774

stephen@cullertonsproperty.co.uk

— *About Stephen*

Since entering Edinburgh's property market in 1999, Stephen has built extensive expertise across sales, development, new-build projects, and property management. Renowned for exceptional client service, he prioritises clear communication, ensuring a seamless sales process. He also specialises in property searches for overseas clients, offering expert guidance and a steady hand through selection and negotiation.

Stephen lives in Edinburgh's New Town with his wife, Katherine, and their daughter, embracing city life. A keen golfer, he plays in East Lothian and St Andrews, while walks with his retriever, Mabel, take him to Inverleith Park and Gullane. His ideal coffee moment is spent gazing towards Fife, with a freshly brewed Nespresso in hand.



CULLERTON'S

ESTATE AGENTS | PROPERTY CONSULTANTS

74 ST STEPHEN STREET, EDINBURGH, EH3 5AQ

0131 225 5007

WWW.CULLERTONSPROPERTY.CO.UK

INFO@CULLERTONSPROPERTY.CO.UK



SCAN TO DISCOVER MORE

DISCLAIMER: These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.