

73 (flat 5) Falcon Avenue, Morningside, Edinburgh, EH10 4AN





### Description

Most impressive three bedroom gable end flat enjoying a desirable location on a quiet street just a short stroll from all the many amenities for which Morningside is renowned. Situated on the top floor of a traditional tenement with a beautifully tiled communal stair, this well-presented home offers bright and well-proportioned rooms and retained period features.

- Large and welcoming hallway with good storage
- Charming living room that benefits from a sunny south-west aspect and cornicing
- Stylishly appointed, bespoke kitchen/dining room with pantry cupboard and adjoining utility room
- Three double bedrooms
- Bathroom consisting of a white three piece suite with shower over bath
- Gas central heating and double glazing
- Well-maintained shared garden
- On street permit parking

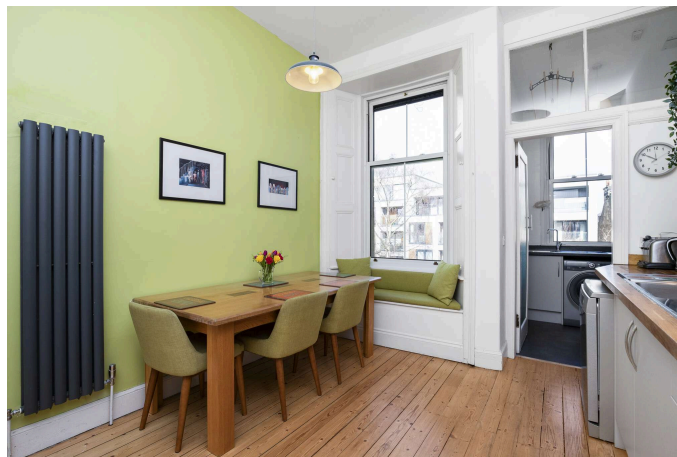
### Extras

The oven, hob, and cooker hood are included. Additional items of furniture are available by separate negotiation.

**EPC Rating: D**

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.



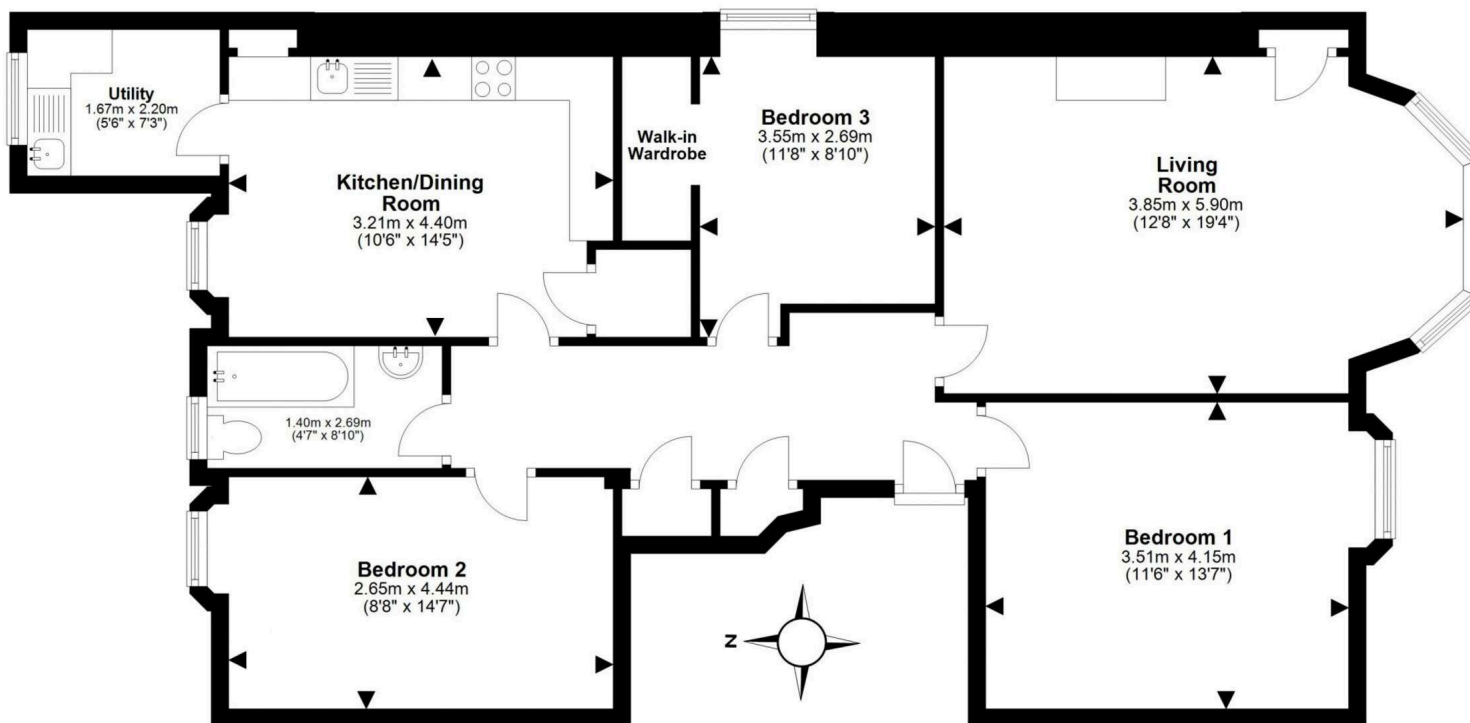


## Location

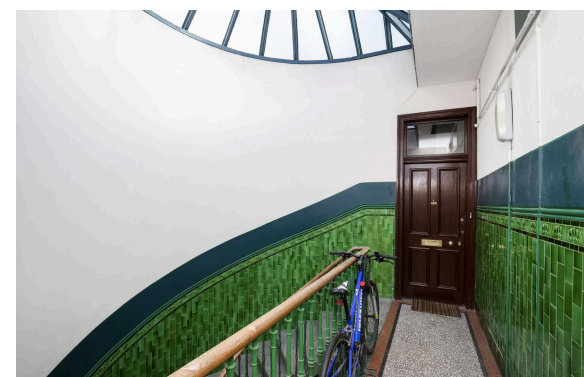
Long considered one of Edinburgh's most desirable areas, leafy Morningside two miles to the south of the city centre has much to offer. It's most popular amongst families, city dwellers and students due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. This property is in a wonderful, quiet location, yet a stone's throw from first-class amenities. Marks and Spencer's Food Hall, Waitrose, Pizza Express, and Boots Pharmacy, are all a short walk, as is the famous Canny Mans pub, The Hermitage, and Merlin's Bar and Restaurant. An array of independent retailers such as Blackwood Coffee, La' Telve Patisserie and Cafe and Ian Mellis Cheesemonger await. Recreational opportunities include the historic family-owned Dominion Cinema, as well as The Churchill Theatre. For golfing enthusiasts, both the Braid Hills and Merchants Golf courses are in easy reach. Enjoy peaceful walks at the beautiful green spaces of the Hermitage of Braid, Bruntsfield Links, and Blackford Hill. The Pentland Hills Regional Park are a short drive. Regular bus routes take you from Morningside Road into Edinburgh's city centre in 25 minutes. Edinburgh City Bypass is a short drive south offering quick access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways. Local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot.







For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

ēspc