



18/8 (3F2) Falcon Avenue  
Morningside, Edinburgh  
EH10 4AJ



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Please contact us for  
more information:

0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)



## Property Summary

Set on the third/top floor of an established development in sought-after Morningside, this well-proportioned flat offers two bedrooms, a spacious reception room, a breakfasting kitchen, and a bathroom, all presented with stylish, modern interiors, and it boasts views of the Pentland Hills. The flat also has a private balcony, as well as benefiting from access to a shared garden and on-street permit parking.

A secure shared entrance and stairwell lead to the flat's front door on the third/top floor, where you are welcomed inside by an airy, high-ceilinged hall with two built-in storage cupboards and space for furniture items. Here, the first glimpse of the flat's attractive interiors is given, with neutral décor, painted blue accents, and rich original hardwood flooring (with the latter flowing throughout most of the property).



## Features

- Third/top-floor flat in Morningside
- Attractive interiors
- Secure shared entrance and stairwell
- Airy hallway with built-in storage
- Living/dining room with private balcony
- Spacious breakfasting kitchen
- Two double bedrooms
- Bright bathroom with shower-over-bath
- Large shared garden/drying green
- Controlled on-street parking (Zone S2)
- Electric heating











“This well-proportioned flat offers two bedrooms, a spacious reception room, a breakfasting kitchen, and a bathroom, all presented with stylish, modern interiors”





## Spacious breakfasting kitchen

To the left of the hall lies a reception room, where space is provided for arrangements of both lounge and dining furniture, and the same colour scheme and flooring as the hall is enhanced by a feature fireplace (with a working back boiler). East-facing glazing captures sunny morning light, including a door affording access to a balcony with space for a small table and chairs. The kitchen is fitted with modern grey wall and base cabinets, spacious worktops, and sleek metro-tiled splashbacks, whilst space is provided for a small breakfasting area, and two cupboards provide additional storage and pantry space. A Range cooker is neatly housed within the cabinets and paired with an extractor hood, whilst a dishwasher and washing machine are integrated and provision is made for a tall, freestanding fridge/freezer.











## Two double bedrooms

The flat accommodates two light and airy, well-proportioned double bedrooms, both continuing the airiness of the preceding accommodation and attractively decorated, enhanced by rich wood floors. One of the bedrooms is accompanied by built-in storage. Finally, a bathroom completes the accommodation on offer and comprises a bath with an overhead shower and a glazed screen, a wall-mounted basin, and a WC, all enveloped by classic monochrome tiling and flooring. An electric heating system ensures year-round comfort and efficiency.

Externally, the development is accompanied by a sunny shared garden/drying green, whilst permit parking on Falcon Avenue falls under Zone S2.



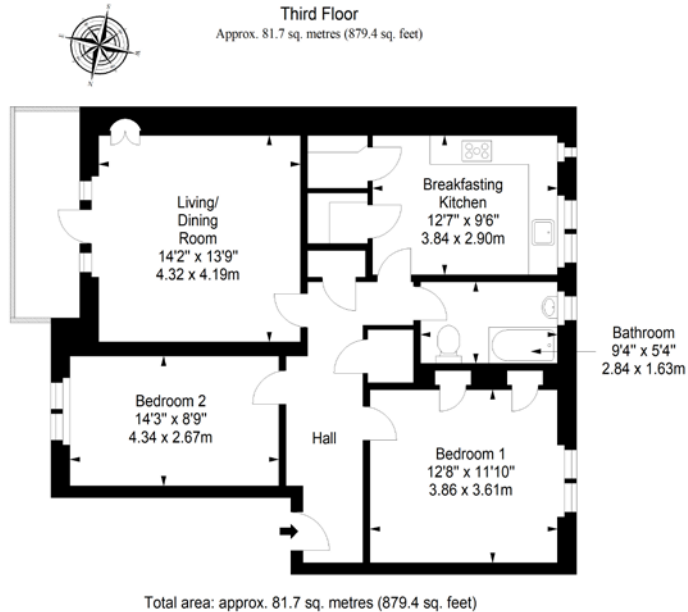




## Morningside

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. 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 Churchill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools, including the Edinburgh Rudolf Steiner School and George Watson’s College. 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.

## Floorplan



EPC Rating - G | Council tax band - D | Home report Value - £315,000

Extras: Most window coverings, light fittings, integrated kitchen appliances, and cooker will be included in the sale.



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU

0131 555 7055

[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU

0141 483 8325

[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)

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