



6/6 Falcon Road
Edinburgh, EH10 4AH

A

"6/6 Falcon Road is a bright and well-proportioned second floor flat located in Morningside"

- SECURE DOOR ENTRY
- WELL MAINTAINED STAIRWELL
- HALLWAY WITH CUPBOARD SPACE
- LIVING ROOM WITH BALCONY
- KITCHEN/DINER
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COMMUNAL REAR GARDEN
- ON STREET PARKING
- GOOD LOCAL AMENITIES





LOCATION

Morningside is one of Edinburgh's highly desired, fashionable and affluent areas. Located approximately 2 miles south of Edinburgh City Centre, there are a wide variety of cafes, restaurant's, coffee houses, bistros, independent shops, galleries, boutiques, the Dominion luxury cinema, theatres, banks, a library and various supermarkets (including Waitrose and M&S), all the immediate vicinity. The Pentland Hills regional park is a short drive away and offers walking, biking, pony-trekking and skiing at Hillend snow sports centre. Craiglockhart Leisure Centre is nearby and offers a gym, fitness classes and a tennis centre. The area is renowned for its outstanding schools from nursery to secondary level both in public and private sectors. With regular buses to and from the city centre, and the easy accessibility of the City Bypass, commuting from her is fast and convenient.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band D, however, please check with the local authority.



DESCRIPTION

6/6 Falcon Road is a bright and well-proportioned second floor flat is in the highly sought after area of Morningside, to the south of Edinburgh's city centre.

The accommodation comprises: secure door entry system; well maintained stairwell; living room with feature fireplace that acts as a focal point of the room and a glazed door opens to the balcony which offers attractive views out to the Blackford Hill; kitchen has floor and wall units, built in cooker, microwave, washing machine, dishwasher and a gas hob. There is ample space for a dining table and chairs and two large larder style cupboards give additional storage space; two good-sized double bedrooms and bathroom with an electric shower over the bath, coloured tiling and a stained glass panel in the door which is a beautiful feature.

Further benefits include a large, shared garden at the rear with a drying green and beds planted with mature shrubs and trees, gas central heating, double glazing, on street parking, good local amenities and excellent transport links.

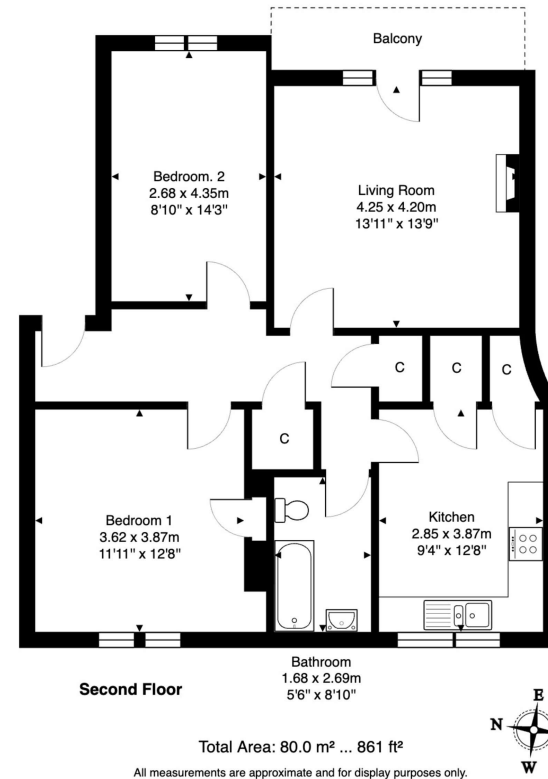
EPC RATING

The energy efficiency rating for this property is band C

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.
We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



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