



**78 Falcon Court, Morningside,
Edinburgh, EH10 4AG**



CHARTERED FIRM



ELP 
Arbuthnott
McClanachan
solicitors & estate agents

STUNNING, BRIGHT AND ATTRACTIVE

TWO-BEDROOM, GROUND FLOOR FLAT



A stunning, bright and attractive, two-bedroom, ground floor flat located in the sought-after Morningside district of Edinburgh, close to excellent local amenities and transport links. The property has been beautifully presented throughout and benefits from a lovely outlook over well-kept communal gardens to front and rear. It benefits from a recently installed shower room, kitchen and central heating boiler. The accommodation consists of a communal stair with a lift to all floors, an entrance hall with lots of storage, an elegant lounge with picture window, a breakfasting kitchen with glossy grey fitted units, toning work tops and a range of new appliances, two double bedrooms and a modern family shower room. There are well kept beautifully stocked communal grounds, residents parking and a communal bike store.

- Communal stair with lift
- Hall with entry phone system
- Lounge
- Breakfasting kitchen with appliances
- Two double bedrooms
- Shower room
- Gas central heating and double glazing
- Resident and visitors' parking permit
- Communal grounds
- Bike store

Trinity Factors look after the communal garden grounds and car parking charging £300.00 per annum. The building has chosen to be self-funded and the owners pay £150.000 per annum into a float for repairs etc





MORNINGSIDE

Morningside is one of Edinburgh's most sought after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University, Napier University and the Royal Infirmary and Sick Children's Hospitals. Recreational spaces in the area include the Meadows, Bruntsfield Links, Blackford Hill and Hermitage of Braid. Edinburgh city centre can be reached on foot in under 30 minutes and there is an excellent range of bus services on Morningside Road. The property is in the catchment areas for Bruntsfield, St Peter's RC Primary Schools and Boroughmuir High School (also Canaan lane primary and Morningside primary schools).



Extras

Blinds, light fittings, hob, oven extractor hood, microwave, dish-washer, automatic washer/dryer and fridge freezer.

Viewing

By appointment please telephone ELP Arbuthnott McClanachan on 0131 312 7276 or email property@elpamsolicitors.co.uk

Council Tax Band

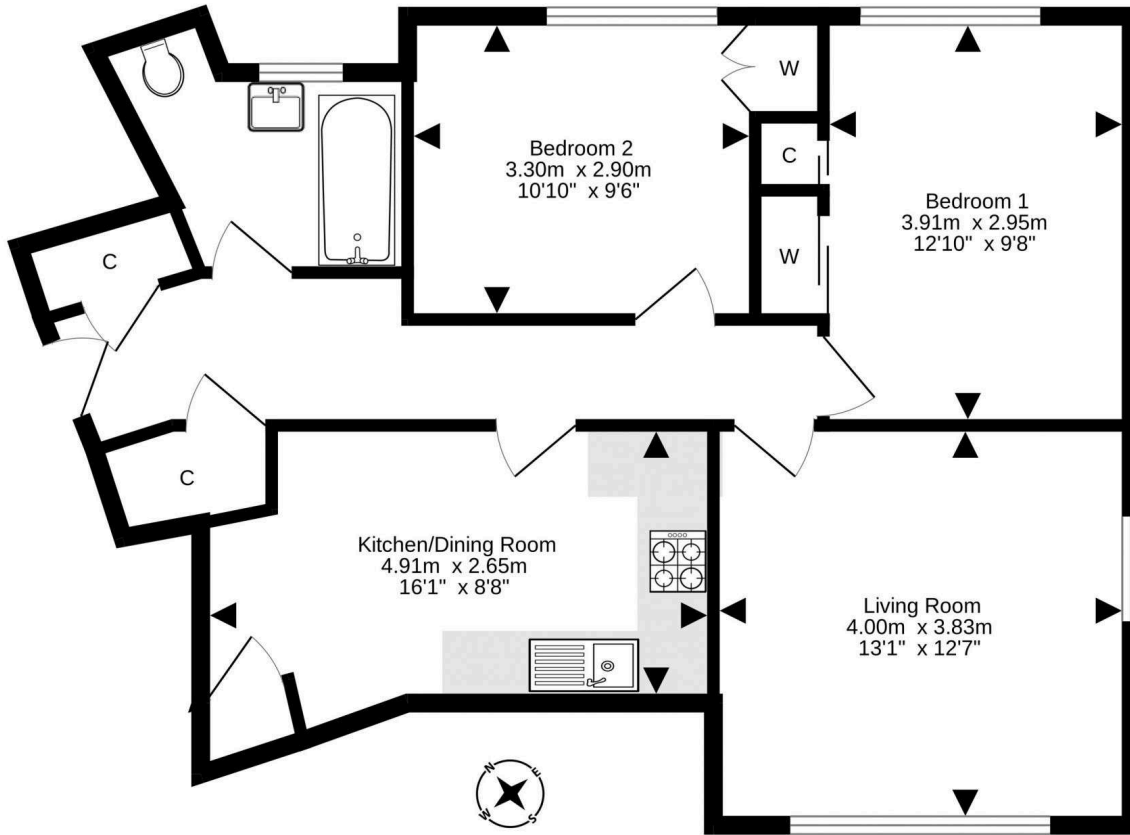
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Home Report Valuation

£300,000

EPC Rating

D



TOTAL FLOOR AREA: 67.8 sq.m. (729 sq.ft.) approx.
For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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