



Falcon Avenue, Edinburgh, EH10

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# An impressive four bedroom third floor apartment with outstanding views.


Situated in the highly desirable Morningside area, this impressive and stylish top-floor flat offers four spacious bedrooms and enjoys an enviable corner position, providing stunning views. The property features a delightful, shared garden at the rear, perfect for relaxing or socializing outdoors. Bright and generously proportioned, the flat is beautifully presented and seamlessly blends contemporary elegance with timeless period charm.


Highlights of the property include stunning decorative cornicing, stripped and varnished floorboards, and an abundance of natural light throughout. With its ideal location and superb character, this flat is a rare opportunity in a sought-after area.


## Key Features


- Hallway with excellent storage
- Sitting room with dual aspect
- Kitchen/dining room with large store and pantry off
- 4 double bedroom
- Bathroom
- Outstanding views
- Understairs store at ground floor level
- Delightful shared garden
- Permit parking


  
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Permit

  
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Offers Over	Tenure	Local Authority	Council Tax
£540,000	Freehold	The City of Edinburgh Council	Band E





## Location

Morningside is one of Edinburgh's most sought after and prestigious suburbs being located two miles southwest of the city centre, set amidst a high-quality environment with a wide range of life enhancing amenities. There are a wide range of excellent shops within the vicinity which include a Waitrose supermarket and Marks and Spencer Food, as well as more eclectic specialist shops. The Church Hill Theatre and Dominion Cinema are popular local venues and there is a well-used local library on Morningside Road.

The property is within easy reach of Napier University, George Watson's College, James Gillespie's, St Peter's Primary School and Morningside Primary School. It is also in the catchment areas for Canaan Lane Primary, Bruntsfield Primary and Boroughmuir High School.

Regular public transport services operate to and from the city centre and to surrounding areas. The Edinburgh city by-pass is also nearby and offers you access to both East and West Lothian, Edinburgh Airport and the main motorway network.

## Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.



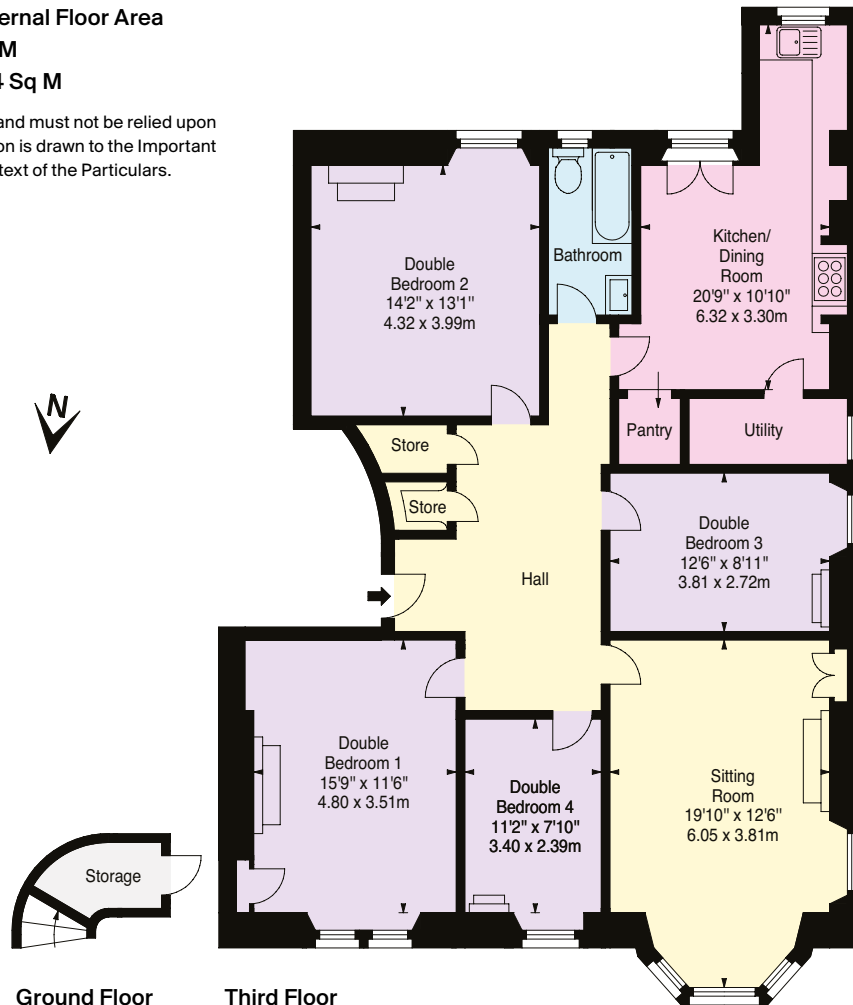
## Approximate Gross Internal Floor Area

1367 Sq Ft - 126.99 Sq M

Storage: 23 Sq Ft - 2.14 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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