



80 Falcon Court

Morningside, Edinburgh, EH10 4AG



VMH ESTATE AGENTS



2 bed first-floor flat situated in a sought after development in the prestigious Morningside area.

- Sitting room with balcony
- Kitchen
- 2 double bedrooms
- Shower room with 3-piece suite
- Bright & well proportioned
- Residents permit parking
- Sought after development close to amenities
- Secure entryphone system
- Manicured communal gardens
- Electric heating & double glazing



Offers Over: £275,000

EPC Rating: E

Council Tax: D

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Part of a sought-after development in prestigious Morningside, this 2 bedroom first-floor flat enjoys a highly desirable position in the capital.

The home is well-presented throughout, offering spacious, light-filled accommodation with a private balcony and has access to shared gardens and residents' parking.

Management

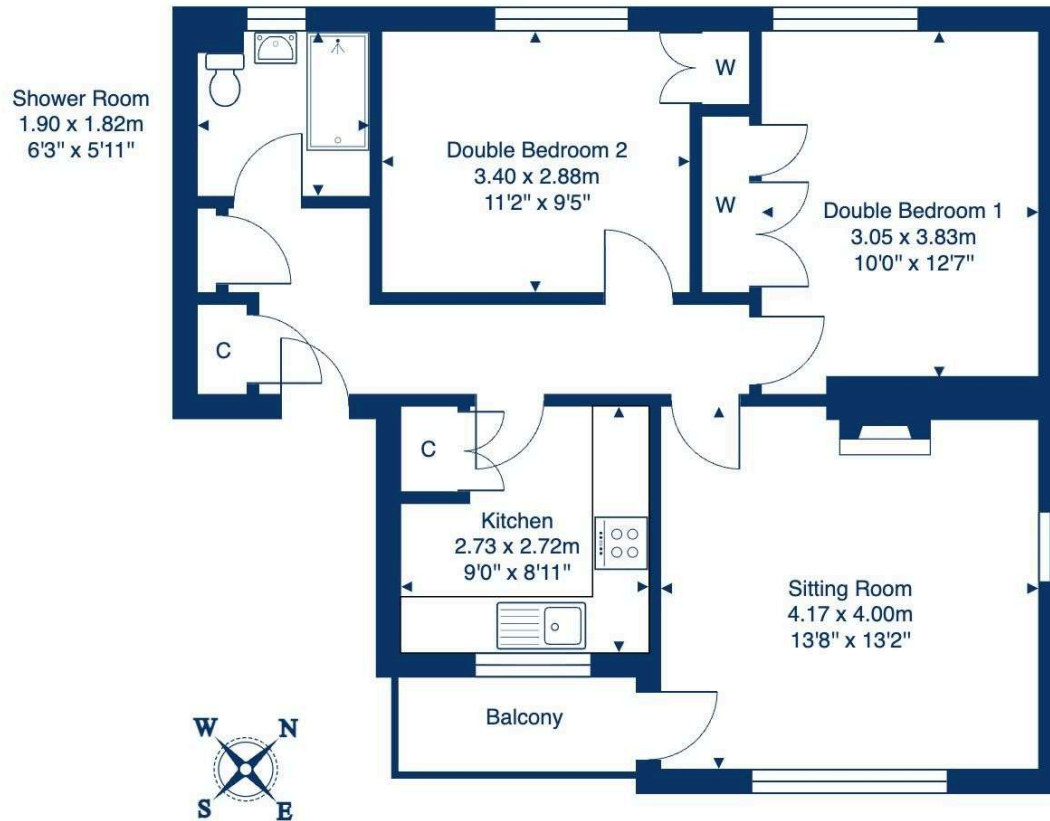
The block has been very well maintained and self-managed by a Block Residents Committee. A charge of approx. £330pa is payable to cover cleaning of stairwell, building maintenance, lift maintenance & block buildings insurance, together with a further charge of approx. £300pa payable to Trinity Factors for maintenance of the communal grounds

Extras

Extras: all fitted floor and window coverings, light fittings, integrated oven & hob, a fridge/freezer, dishwasher, and a washing machine to be included in the sale. Other items may be available by separate negotiation.



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Total Area: 62.7 m² ... 675 ft² (excluding balcony)

All measurements are approximate and for display purposes only.

Location

Morningside is one of Edinburgh's most sought after residential districts and lies approximately 2 miles to the south of the city centre. Morningside and nearby Bruntsfield offer a wide range of local and speciality shopping, including a Waitrose, Marks & Spencer and Sainsbury's Local as well as the privately owned Dominion Cinema and an excellent choice of restaurants and bars. The Hermitage of Braid, Blackford Hill and Braidburn Park are all superb recreational areas and the extensive Pentland Hills Country Park is situated nearby at Hillend, also home to a dry ski-slope. The city centre is easily accessible by car or by excellent public transport services from Morningside Road. A short drive south takes you to the Edinburgh city bypass offering rapid access to Edinburgh International Airport and the M8 and M9.





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The dimensions provided are for illustration purposes only; detailed measurements should be taken personally. No documentation will be exhibited in respect of the compliance or otherwise of replacement windows.
Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.