



61 3f2 Falcon Avenue
Morningside
Edinburgh
EH10 4AN

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An excellent opportunity has arisen to acquire a spacious (95m²) top floor three-bedroom flat within a traditional four-storey tenement block in the well-established area of Morningside.

The property comprises of a spacious living/dining room with fitted kitchen, three generous bedrooms, a three-piece bathroom with shower over bath, and a handy box room with skylight. The master bedroom/lounge has beautiful south-facing bay windows, allowing for plenty of light.

This would be an excellent opportunity for growing families and investors alike. The property has an HMO license in place, expiring in Dec 2026.

The flat further benefits from double glazing, gas central heating, communal gardens, on-street permit parking, and many traditional features, including cornicing and a fireplace.

Property Features

Top floor tenement

Shared garden

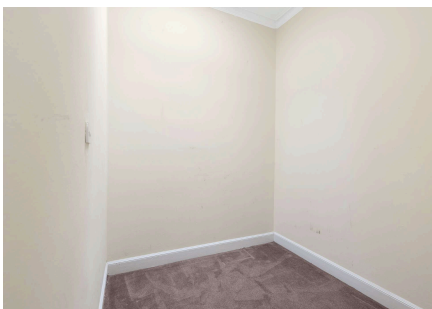
Traditional features

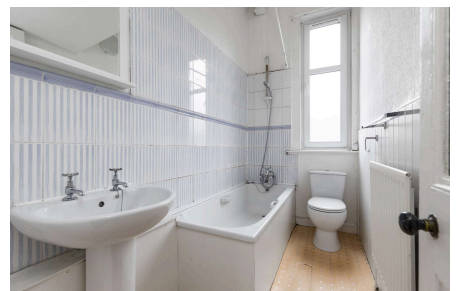
Open fire

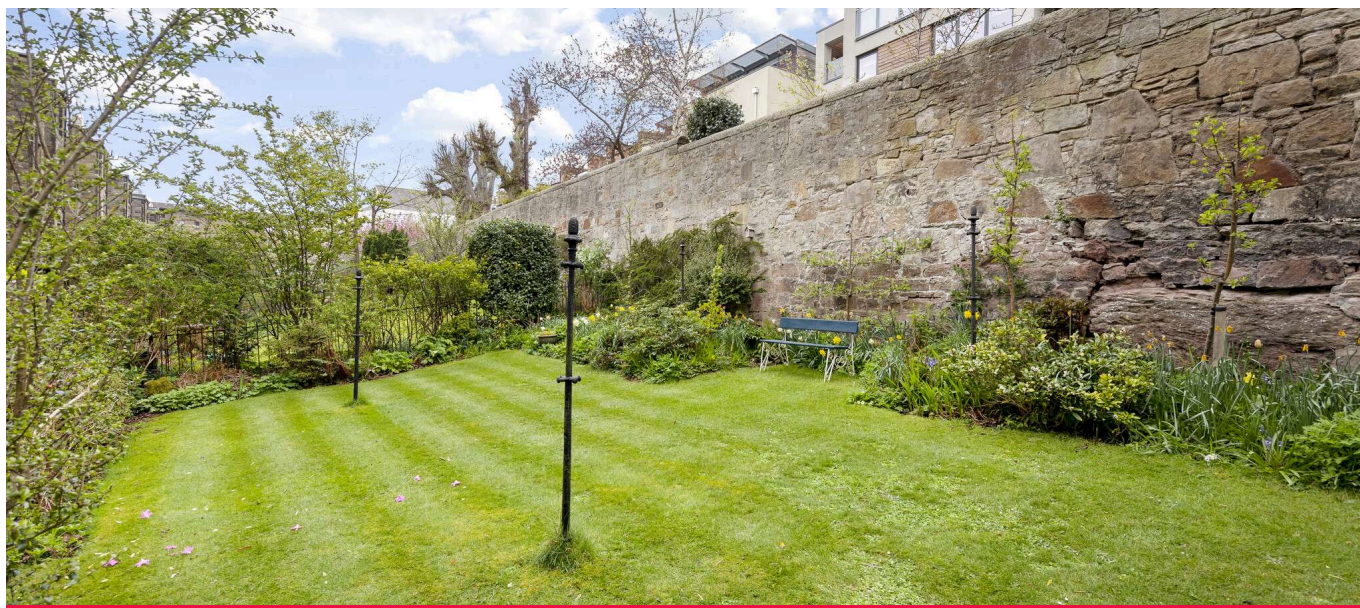
Gas central heating

Double glazing

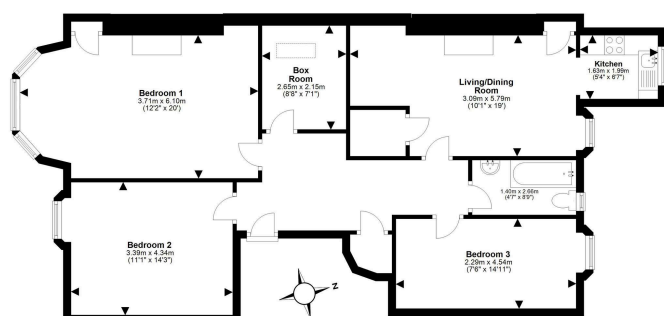
Box room







Morningside is one of Edinburgh's most sought after residential districts and lies 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 Tesco Metro at Holy Corner and an Marks & Spencer Food Hall and Waitrose Supermarket on Morningside Road. Morningside is also well situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows which has excellent tennis courts and Bruntsfield Links which has a pitch and putt. Edinburgh city centre can be reached on foot in under 25 minutes and there is an excellent range of bus services on Morningside Road.



Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures, appliances (cooker, washer, fridge, freezer), and furniture. The seller will not warrant the working order of any appliances, systems or services.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathern.co.uk/residential-property-service/

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.

espc

EDINBURGH

58 Morrison Street
Edinburgh
EH3 8BP
T+ 44 (0)131 270 7777

GLASGOW

George House
50 George Square
Glasgow G2 1EH
T+ 44 (0)141 242 6060

EAST LOTHIAN

14 Court Street
Haddington
EH41 3JA
T+ 44 (0)1620 82 2127

SHETLAND

Nordhus
North Ness Business Park
ZE1 0LZ
T+ 44 (0)1595 69 5262