

MORNINGSIDE

82 FALCON COURT
EH10 4AG



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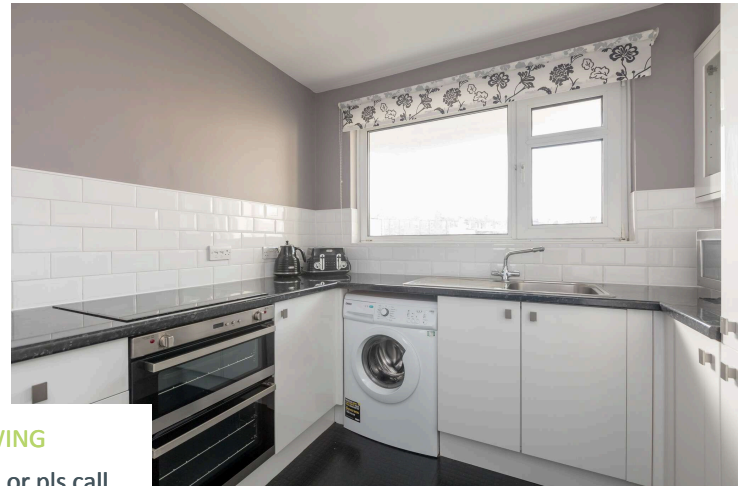
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EPC RATING: E

OFFERS OVER £300,000

PROPERTY DESCRIPTION

- Long hallway with two handy storage cupboards
- Bright & sunny dual aspect sitting room with feature wood flooring & door to the balcony
- Good sized kitchen with excellent range of modern white high gloss units & appliances
- Dining room with ample space for entertaining – would also make a good sized third bedroom
- Master bedroom with fitted wardrobes
- Second double bedroom with fitted wardrobe
- Contemporary shower room with shower cubicle with electric shower, vanity sink unit & wc
- Upgraded electric heating and upvc double glazed windows
- South west facing balcony with amazing views over the rooftops to the Pentlands
- Manicured communal gardens surrounding the development
- Free residents' & visitors' parking on site
- Very well maintained & upgraded block with self-managed 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

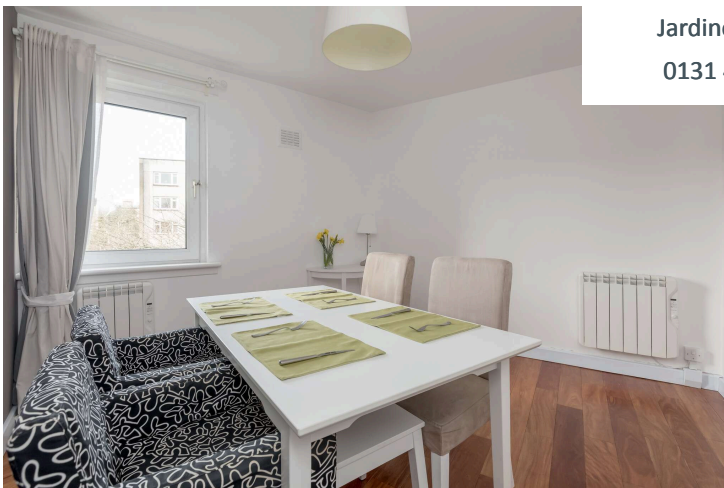


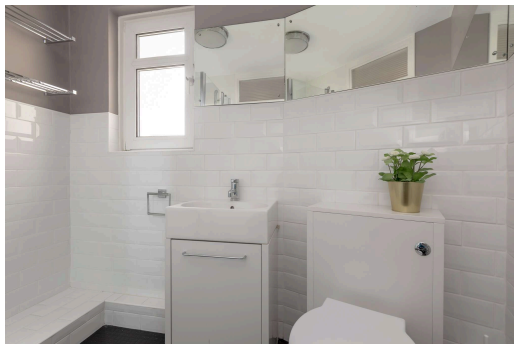
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





IMMACULATELY PRESENTED, STYLISH SECOND FLOOR THREE BED FLAT WITH BALCONY IN CENTRAL MORNINGSIDE

Located in this modern block, minutes from all the wonderful amenities of Morningside, is this superbly finished two bed, two public room apartment with updated kitchen & bathroom, lift & south west facing balcony with far reaching views. The property has flexible accommodation and could be used as a three bed, making it an ideal home for professionals, sharers, investors, downsizers or a young family, being in the catchment for well-renowned schools. Perfect for commuters with easy access into the city centre via the numerous bus services from the main road.

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for the new Canaan Lane (P1 - P3), Bruntsfield & St Peters RC Primary Schools and Boroughmuir & St Thomas of Aquin's High Schools, and is walking distance to George Watson's. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills & Braidburn Valley Park, and there is a children's swing park just around the corner. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds, light fittings, electric hob, electric double oven, integrated fridge freezer, washing machine and tumble dryer are included in the sale.

HOME REPORT VALUATION

£310,000

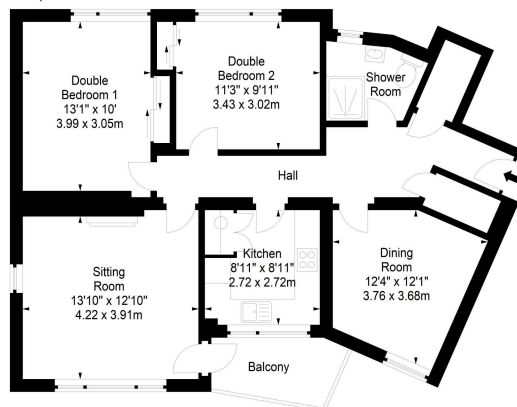


Sitting room	13'10 x 12'10 (4.22 x 3.91m)
Kitchen	8'11 x 8'11 (2.72 x 2.72m)
Dining room/bedroom 3	12'4 x 12'1 (3.76 x 3.68m)
Bedroom 1	13'1 x 10' (3.99 x 3.05m)
Bedroom 2	11'3 x 9'11 (3.43 x 3.02m)

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



Approx. Gross Internal Area
899 Sq Ft - 83.52 Sq M
For identification only. Not to scale.
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Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

