



# 13 2F1 Falcon Avenue

MORNINGSIDE | EDINBURGH | EH10 4AL



MURRAY  
BEITH  
MURRAY



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13 2F1 Falcon Avenue is a spacious flat with versatile accommodation and open views. The property forms part of a traditional tenement building and benefits from the excellent amenities Morningside has to offer.

Welcoming hall with storage cupboard, spacious living room with south-facing bay window providing wonderful open views, and a timber mantel piece with marble hearth provides a nice focal point to the room; dining room with kitchen off; double bedroom 1 with built-in-wardrobes; double bedroom 2 with wardrobe; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over; boxroom / office.

Delightful communal garden with lawn and mature borders.

Permit, (Zone S2), and metered parking is available in the surrounding streets.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". The gas hob, oven and dishwasher are all included in the sale. The washing machine and fridge freezer may be available by separate negotiation.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. No warranty is given that any such inter-linked system has been installed in this property.

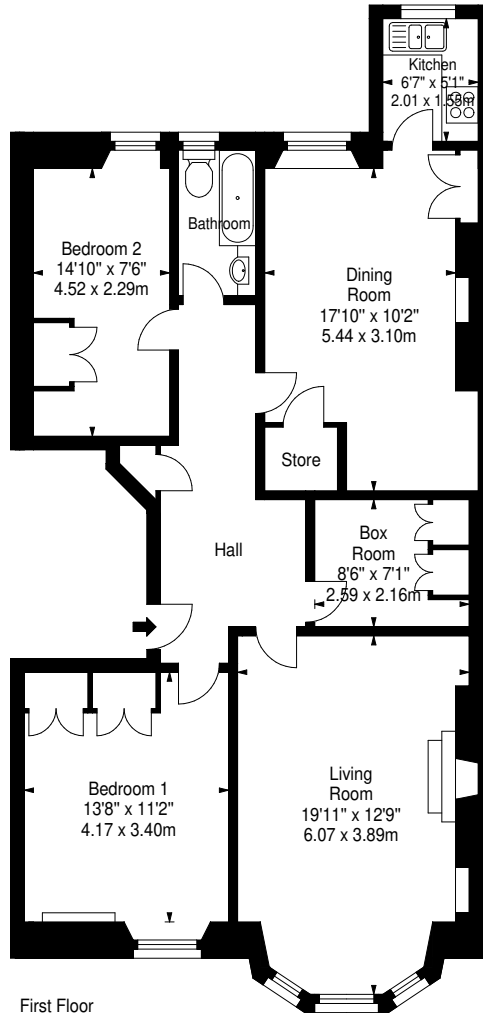




Falcon Avenue,  
Edinburgh,  
Midlothian, EH10 4AL



Approx. Gross Internal Area  
1009 Sq Ft - 93.74 Sq M  
For identification only. Not to scale.  
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## Location

Morningside is one of Edinburgh's most sought-after residential areas, situated to the south of the city centre. A wide range of excellent amenities is available locally, including both a Waitrose and Marks and Spencer Simply Food, as well as a great selection of restaurants, bistros, bars and deli cafes, and numerous boutique shops. There are excellent leisure facilities close by with the Galleon Swimming and Fitness Centre and the Hermitage of Braid and Blackford hills providing delightful walks, as well as numerous public and private golf courses and the Braid Tennis Club. Also close at hand are the Morningside Library, the Dominion Cinema and the Church Hill Theatre. Morningside is well known for its easy access to a range of high quality schooling at both primary and secondary levels, as well as being close to Napier University, the University of Edinburgh and the College of Art. The city centre is easily accessible, with numerous bus connections available from Morningside Road, and the Edinburgh Bypass leads to the motorway network of central Scotland and Edinburgh's international airport.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2024 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.