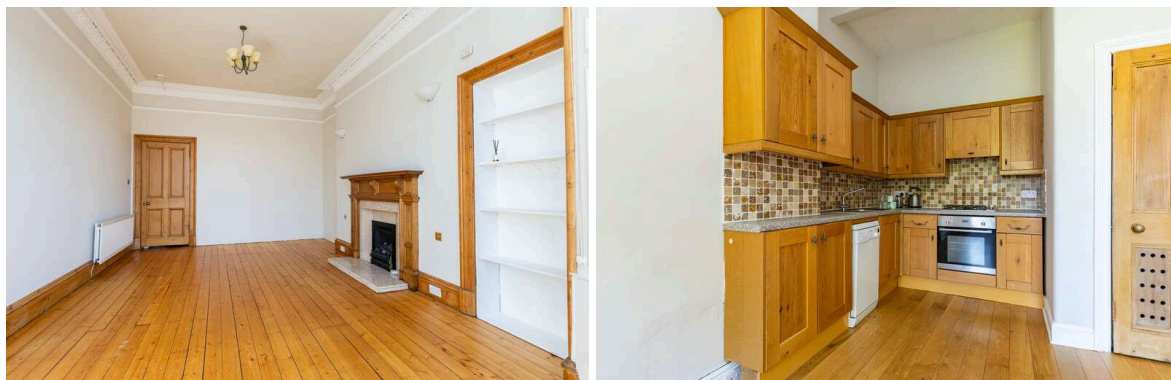




13/1 Falcon Avenue
MORNINGSIDE | EDINBURGH | EH10 4AL


warners
solicitors & estate agents



13/1 Falcon Avenue

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Set in a handsome traditional tenement in the heart of Morningside - one of Edinburgh's most prestigious postcodes, moments from excellent cafes, bars and restaurants and close to some of the cities finest open green spaces is this spacious first floor apartment. Boasting ornate period features, a well-kept communal garden, double glazing and gas central heating this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway, a bright bay windowed lounge with detailed cornicing and feature fireplace, a large dining kitchen with contemporary kitchen units, generous dining space and useful utility room off, a front facing double bedroom with built-in storage, a second well-proportioned rear facing bedroom, a handy box room and the flat is completed by a bathroom with shower over bath.

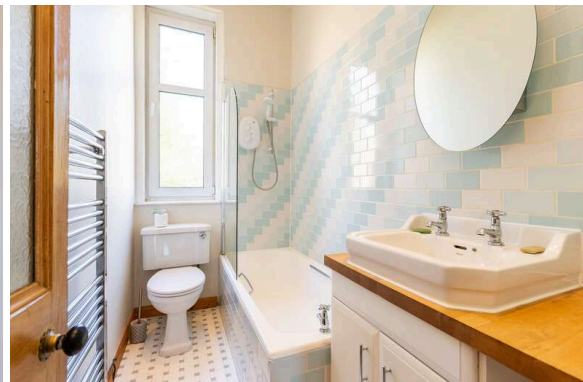
- Traditional first floor apartment
- Set in the heart of Morningside
- Well-kept communal garden
- Welcoming hallway
- Bright bay windowed lounge
- Contemporary dining kitchen with utility room
- Two well-proportioned double bedrooms
- Bathroom with three piece suite
- Useful box room

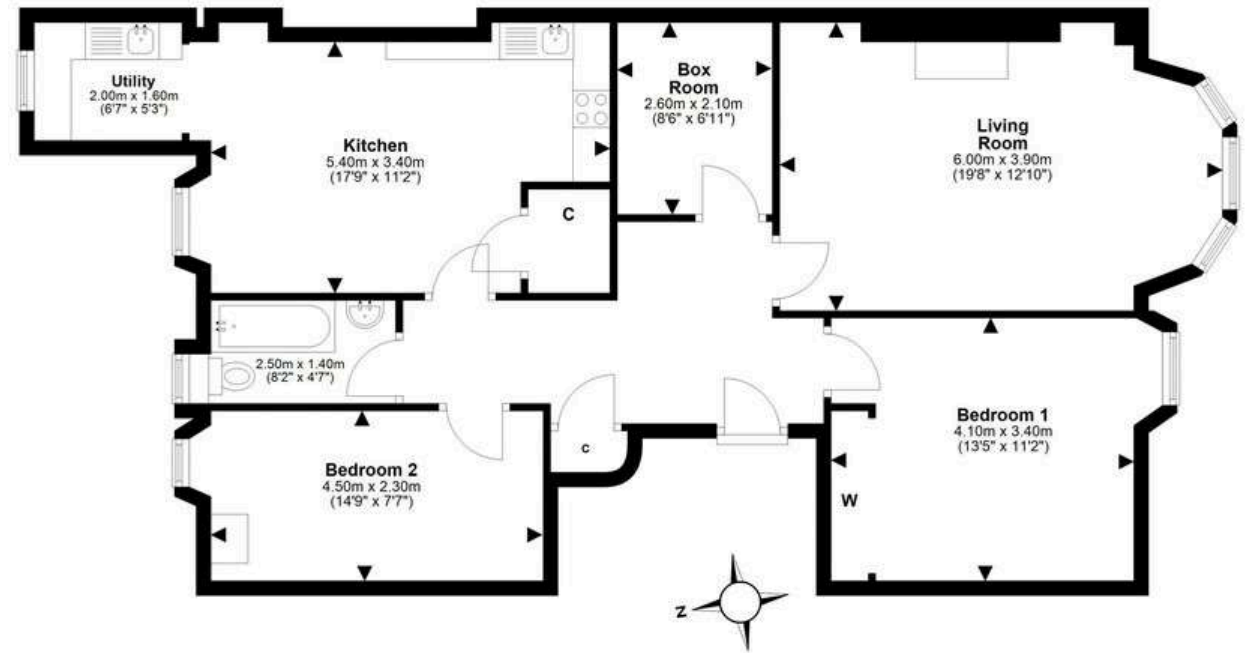
The property will be sold as seen. EPC Rating D.
Charges associated with this property are approx £40 per annum for grass cutting and stair cleaning approx £55 per annum.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Morningside is a highly sought-after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's premier addresses and boasts some of the best independent amenities in Edinburgh. Leisure wise the choice is first class and includes a number of artisan bars, restaurants, coffee shops, theatres and an independent cinema. The property is conveniently placed to access the universities and first rate local schooling both state and private. Pleasant walks are available with the Blackford and Braid Hills conveniently close. The city centre itself can be accessed quickly by foot, car or public transport and the city bypass is also easily accessible.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.