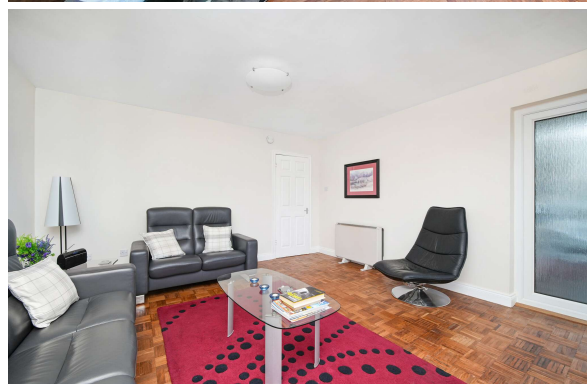




58 Falcon Court
MORNINGSIDE | EDINBURGH | EH10 4AF


warners
solicitors & estate agents



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Nestled in a quiet, manicured setting in the heart of Morningside, moments from excellent amenities, excellent public transport links and vast open green spaces is this extremely spacious top floor apartment. Boasting a large balcony, panoramic views, landscaped communal grounds, and ample resident's parking this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with picture window and balcony off, a contemporary kitchen with attractive units and generous dining space, two large double bedrooms (one with built-in mirrored wardrobes), third bedroom currently used as office space, and the flat is completed by a stylish bathroom with shower over bath.

- Heart of the exclusive Morningside location
- Top floor spacious apartment
- Manicured communal grounds
- Resident's parking controlled by private attendants
- Welcoming hallway
- Bright lounge with balcony
- Large dining kitchen
- Two generously sized double bedrooms
- Third bedroom/home study/office
- Stylish bathroom
- Panoramic views

Council Tax: E , Energy Rating: D

Factor payable Trinity Factors, Holy Corner Edinburgh Charge including private garden maintenance approx. £60 per month

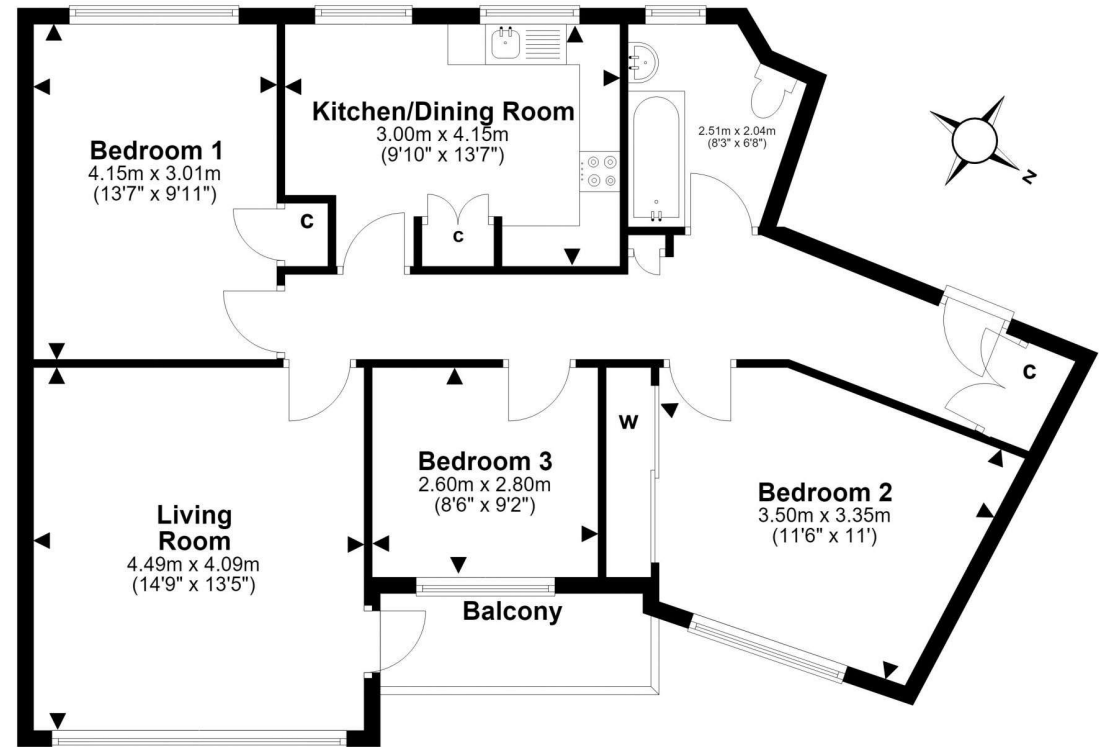
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, blinds, integrated kitchen appliances, fridge/freezer, washing machine, two lounge coffee tables and swivel chairs and stools, double bed and mattress and two chest of drawers in bedroom one and two, along with desk in study will be included in the sale. Please note the kitchen appliances are in working order, but come with no guarantees.

The three and two seater sofas can be available with separate negotiation.

Morningside is a highly sought-after area just 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: artisan bars, restaurants, cafes, supermarkets, a post office, a bank, a private nursery, a theatre and even an independent cinema. The property is in the catchment area for first rate primary/secondary, state/private schools. Napier University is nearby with other universities easily accessible via public transport links. In addition, Blackford Pond, the Hermitage, Braid Hills and Braidburn Valley Park offer an excellent variety of beautiful walks for people of all ages. The city bypass is easily accessible and the city centre itself can be reached quickly by foot, car or public transport.



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