

83 Falcon Court, Morningside, Edinburgh, EH10 4AG



Description

Particularly appealing two bed home, of immense appeal set in the heart of Morningside just a short stroll from all the many amenities for which Morningside is renowned. Set on the second floor of a well maintained block which benefits from a lift this tastefully presented property offers bright and well-proportioned rooms which represents an ideal home for a wide range of buyers.

Features

- Second floor flat in Morningside with south-facing balcony
- Attractive interiors
- Secure shared entrance and stairwell with lift access
- Within walking distance of reputable schooling and an array of amenities
- Fitted kitchen with appliances
- Two double bedrooms
- 3-piece bathroom suite with shower
- Electric heating and double glazing
- Well kept communal grounds
- Residents permit parking

Extras

The fitted floor coverings, oven, hob, extractor fan, fridge/freezer, dishwasher and washing machine. Additional items of furniture may be available by separate negotiations.

Factor

The development is factored by Trinity Factors for approx. £300 per annum for maintenance of the communal grounds, including the road and parking. The building has chosen to be self-funded and the owners pay £315.000 per annum into a float for repairs etc.

Price and Viewing

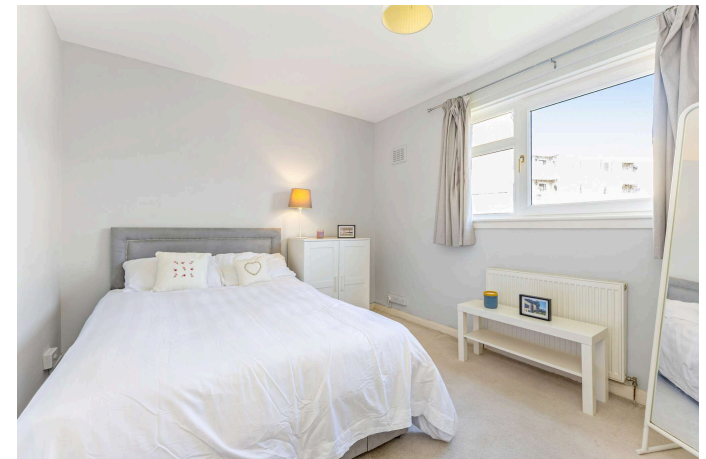
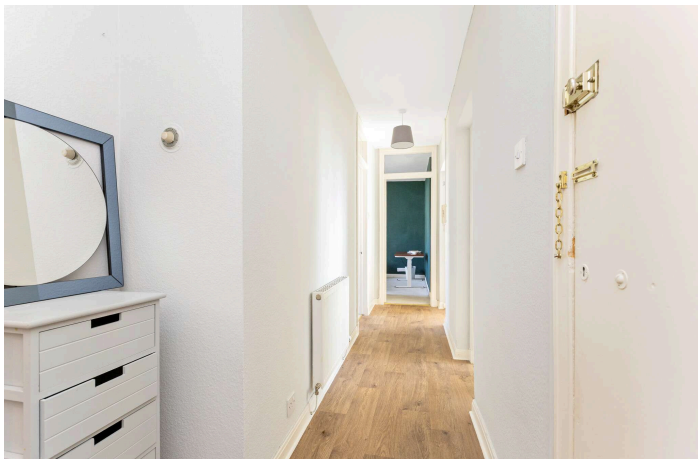
For price and viewing information or further details on this property please contact us on 0131 557 3188.

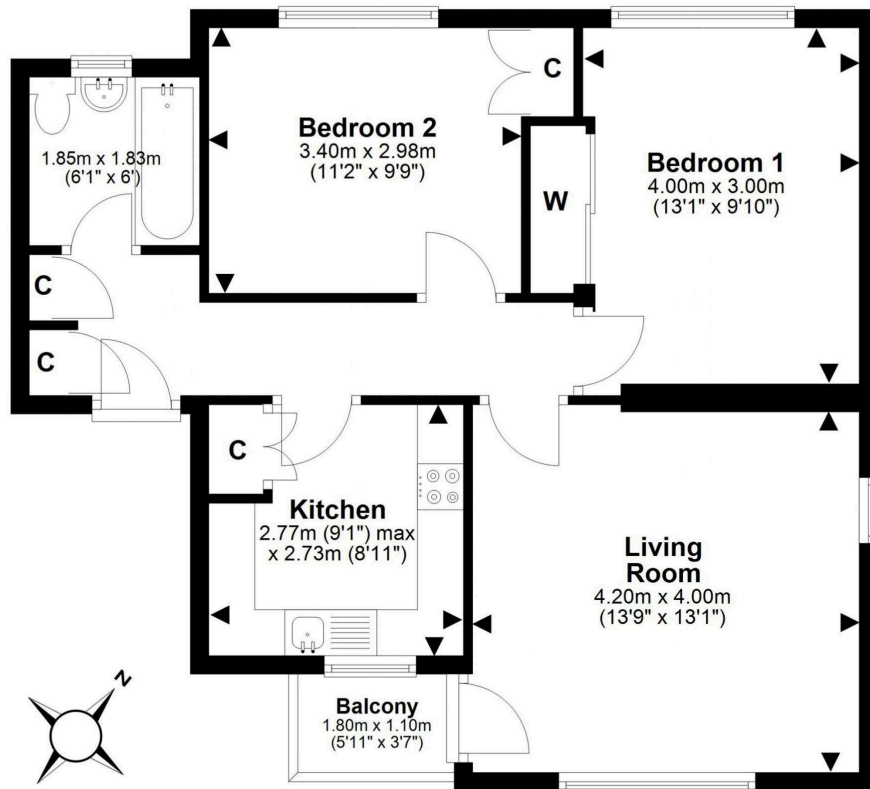


Location

Long considered one of Edinburgh's most desirable areas, leafy Morningside two miles to the south of the city centre has much to offer. It's most popular amongst families, city dwellers and students due to the superb amenities on offer and the convenience of access to Edinburgh's business sector and the central universities. This property is in a wonderful, quiet location, yet a stone's throw from first-class amenities. Marks and Spencer's Food Hall, Waitrose, Pizza Express, and Boots Pharmacy, are all a short walk, as is the famous Canny Mans pub, The Hermitage, and Merlin's Bar and Restaurant. An array of independent retailers such as Blackwood Coffee, La' Telve Patisserie and Cafe and Ian Mellis Cheesemonger await. Recreational opportunities include the historic family-owned Dominion Cinema, as well as The Churchill Theatre. For golfing enthusiasts, both the Braid Hills and Merchants Golf courses are in easy reach. Enjoy peaceful walks at the beautiful green spaces of the Hermitage of Braid, Bruntsfield Links, and Blackford Hill. The Pentland Hills Regional Park are a short drive. Regular bus routes take you from Morningside Road into Edinburgh's city centre in 25 minutes. Edinburgh City Bypass is a short drive south offering quick access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways. Local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot.

EPC Rating: C





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

