NEILSONS

Solicitors & Estate Agents

Fixed Price

£285,000

38 Falcon Court

Morningside | Edinburgh | EH10 4AF

Set in the heart of sought after Morningside, this two bedroom second floor flat offers spacious and comfortable accommodation, together with the convenience of lift access and a private balcony. With excellent local amenities, transport links, reputable schooling including Boroughmuir High School, and a wide range of cafes, restaurants and independent shops close by, this appealing property is sure to attract a variety of buyers.

- 2 bedrooms
- 1 public room
- 1 bathroom
- Lift
- Communal garden grounds
- Residents parking
- EPC rating – D
- Council tax band - D

Description

Accessed via the communal stair or lift, the property opens into a welcoming hallway. The bright and airy lounge features a fitted display unit, while a glazed door leads out to the balcony, providing an ideal spot to relax or dine outdoors during the warmer months. The kitchen is fitted with a range of sleek white wall and base units, complemented by co-ordinated worktops and subway style splashback tiling. There are two comfortable double bedrooms, both with built in storage, while the fully tiled shower room is fitted with a crisp white suite and heated towel rail. The property further benefits from electric heating, double glazing and a secure entryphone system.

The lounge has been subject to virtual staging. It should be noted that the property is currently empty as per the 'before' images which have also been uploaded for perusal.

Extras

Included in the sale will be the electric oven and hob, and integrated fridge/freezer, washer/dryer and dishwasher. Other items of furniture may be available.

Gardens & Parking

Well maintained communal garden grounds surround the development and there is controlled residents permit parking plus a visitors permit, along with an EV charging point and a bike store.

Factor

The communal areas and garden grounds are maintained by Trinity Factors at a cost of approximately £75 per month.

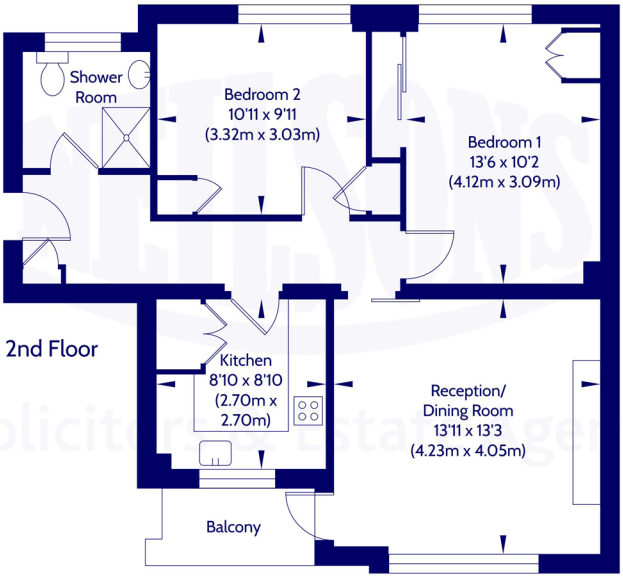
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Edinburgh's leafy Morningside district lies approximately two and a half miles to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Church Hill Theatre are also both located within easy walking distance. A regular bus services runs to the city centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of golf courses are also nearby including Braid Hills and Merchants of Edinburgh. The property is in the catchment area for Canaan Lane Primary School (P1-P4), Bruntsfield Primary School (P5-P7), and Boroughmuir High School.

Approx. Gross Internal Floor Area 63 Sq M / 678 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

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For helpful, friendly, personal advice, get in touch.

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