



51 Falcon Avenue  
Morningside, EH10 4AN

**deans**   
Solicitors & Estate Agents LLP



## MAIN DOOR FLAT

- Living Room
- Kitchen
- Utility Room
- Two Double Bedrooms
- Bathroom
- Private Front & Rear Gardens
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



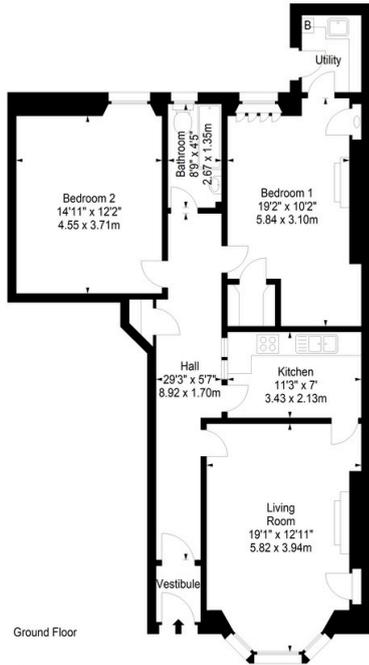
Situated in the sought-after Morningside area, this well-presented main door flat with its own private entrance is just a short walk from convenient local amenities and benefits from excellent transport connections to the city centre and nearby areas. The property offers charming period features and comprises a welcoming entrance hallway, bright and spacious living room with featured fireplace, separate kitchen, utility room, two good-sized double bedrooms and a bathroom with shower over bath. Externally, there are private gardens to the front and rear of the property and there is on-street permit parking available in the area. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine and light shades. All appliances included in the sale are sold as seen with no warranty provided.



Falcon Avenue,  
Edinburgh, EH10 4AN



Approx. Gross Internal Area  
988 Sq Ft - 91.79 Sq M  
For identification only. Not to scale.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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