

COULTERS[©]

73/4 FALCON ROAD

MORNINGSIDE, EDINBURGH, EH10 4AS

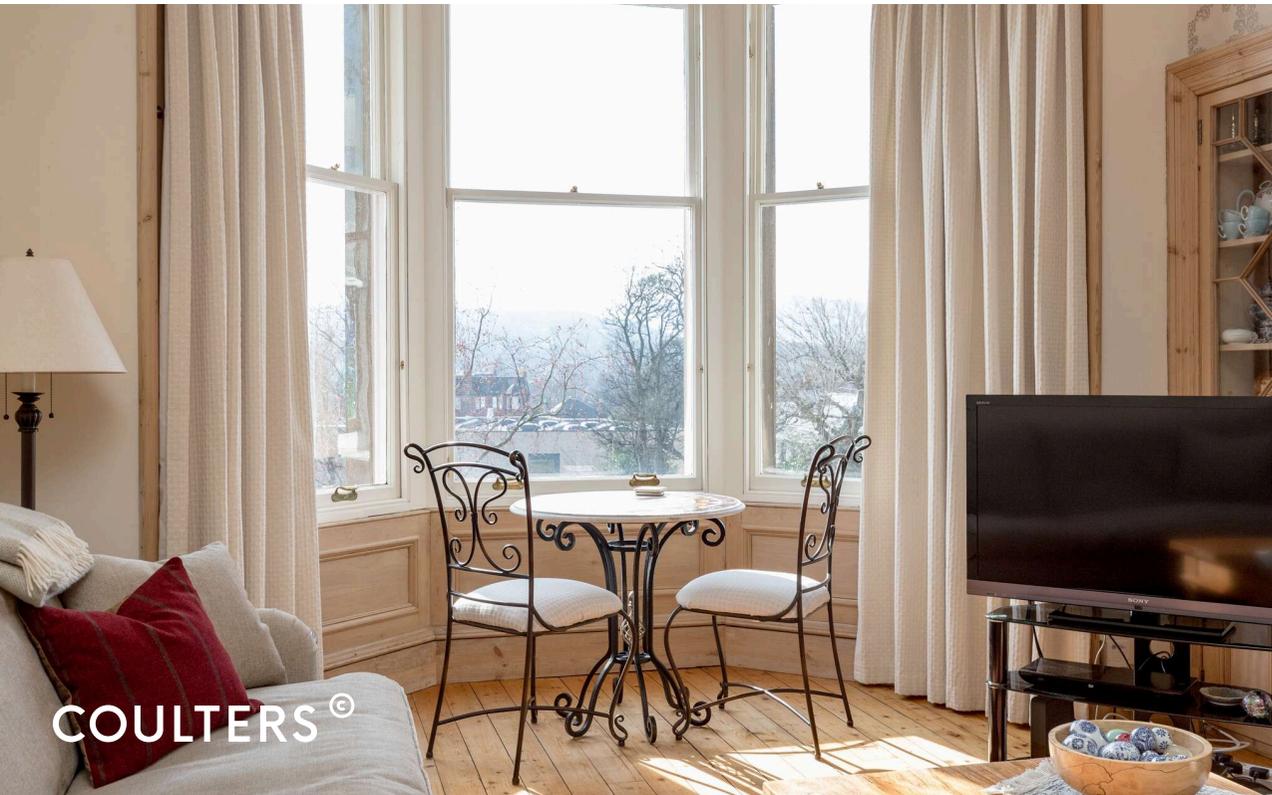
 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

73/4 Falcon Road is an most engaging, warm and welcoming second floor two bedroom (plus boxroom) flat, forming part of a traditional tenement building in the sought after area of Morningside. The home boasts fine period features including three fireplaces and has a wonderful south facing view towards the Braid Hills.

The bay windowed sitting room is flooded with natural light, whilst stripped, sanded and varnished original flooring bounces light further into the room, creating a comfortable space in which to unwind.



KEY FEATURES



Bright and well proportioned second floor tenement flat with fantastic views.



Two double bedrooms plus boxroom.



Well-maintained shared rear garden.



On-street residents parking.



Located in sought after Morningside.



An array of local shops and amenities within walking distance.



EPC Rating - C



Council Tax Band - E



To the rear is a spacious kitchen/dining room fitted with a series of wall and base mounted cabinetry which incorporates a gas hob, electric oven and extractor hood. There is ample space for a dining table and chairs.

A practical utility room is located off the kitchen with a clothes pulley and plumbing for a washing machine.

Heating and hot water is provided by gas central heating.





CONTINUED...

There are two bright double bedrooms (one to the front, one to the rear) in addition to a boxroom which is currently used as a study. Storage is well catered for with two cupboards in the hall and a further pantry cupboard in the kitchen.

The bathroom completes the internal accommodation, comprising clawfoot bath (with shower over), WC and wash hand basin.

EXTRAS

All curtains and blinds are included in the sale price. The fridge/freezer is available by separate negotiation.

Please note that the lighting fixture in the lounge is a family heirloom and will not be included in the sale (replaced with a standard pendant light fitting).









THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre.

The area offers a diverse range of local amenities including arguably Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S.

The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.



Morningside is known for a high quality of schooling on offer both at primary and secondary level and is ideally situated for access to Napier University, the University of Edinburgh and the College of Art which are all within walking distance.

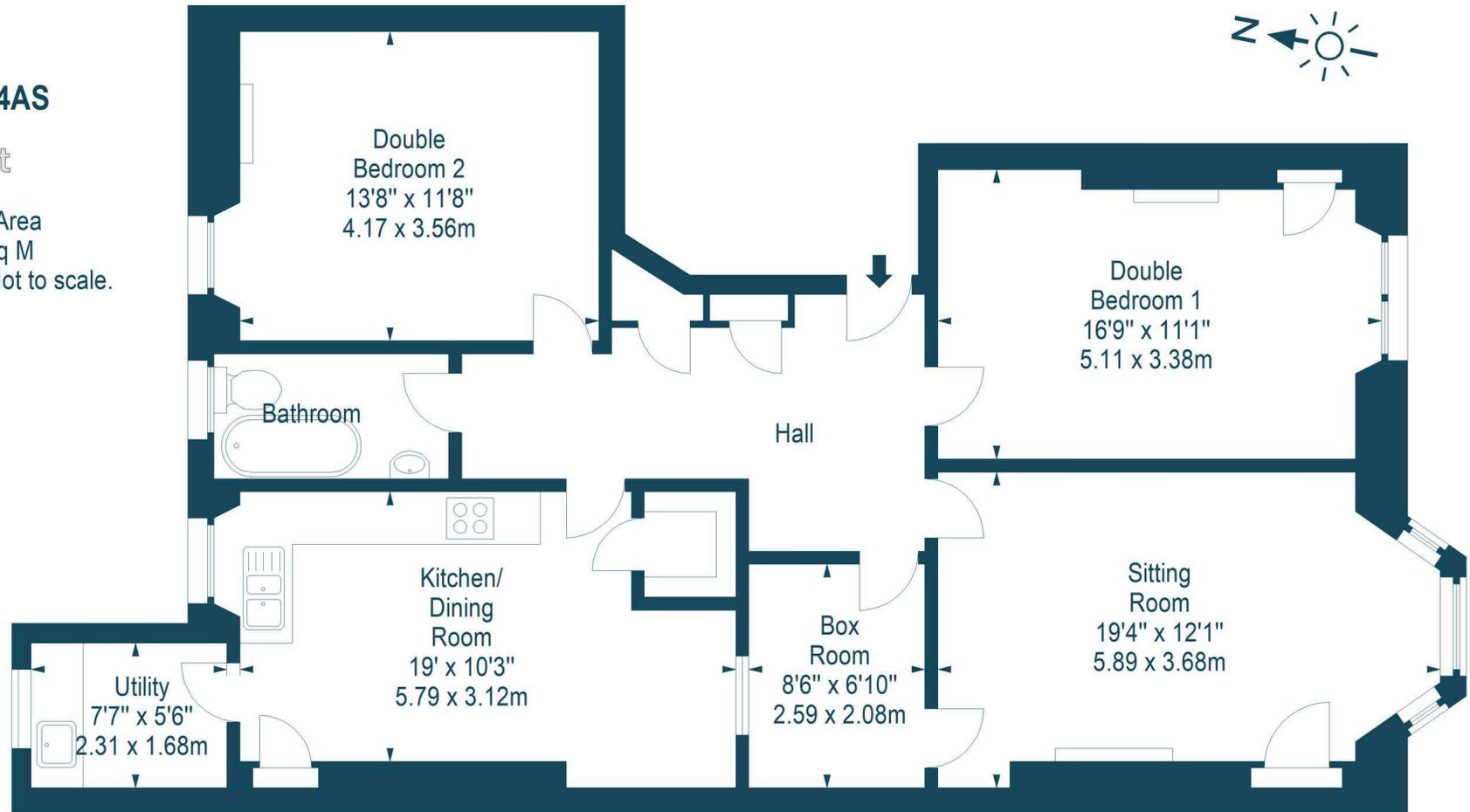
The area is very well served by public transport and benefits from extensive walkways and cycle paths.

HOME REPORT VALUATION: £420,000

Falcon Road,
Edinburgh,
Midlothian, EH10 4AS



Approx. Gross Internal Area
1102 Sq Ft - 102.38 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.