

45A Falcon Court Edinburgh EH10 4AF

Offers Over £260,000

- Living/dining room with direct access to private balcony
- Galley kitchen fitted with wall and floor units, electric hob and oven and white goods included
- Two double bedrooms with both featuring built in wardrobes
- Bathroom fitted with three-piece suite and mains shower over the bath
- Electric heating and double glazing throughout
- Large private balcony
- Residents parking
- Communal garden

Council Tax Band: D

Tenure: Freehold

Annual Service Charge: £900



1



2



1



EPC E



Flat

This superb top-floor flat, boasting stunning panoramic views over Edinburgh to the Pentlands, is sure to impress. With a generous private balcony and an excellent range of local amenities nearby, the property is ideally suited to first-time buyers and young professionals. Early viewing is highly recommended.

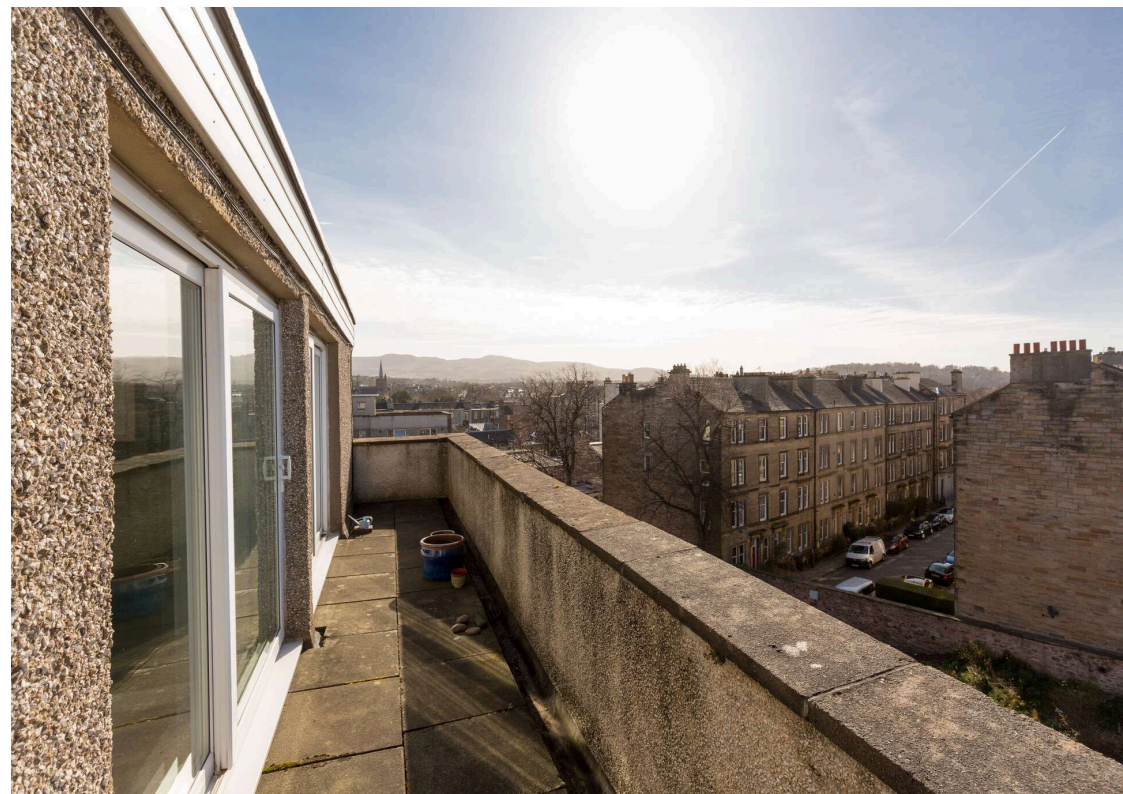
The accommodation comprises a bright and spacious living/dining room, flooded with natural light thanks to large sliding doors that open directly onto the private balcony—creating the perfect setting for relaxing or entertaining. The smart galley kitchen is fitted with a range of wall and floor units, an electric hob and oven, and includes all white goods as part of the sale. There are two well-proportioned double bedrooms, each benefiting from built-in wardrobes, with the master bedroom enjoying direct access to the balcony. The bathroom is fitted with a contemporary three-piece suite and a mains shower over the bath. Additional features include double glazing and electric heating throughout, ensuring comfort and efficiency, as well as two useful storage cupboards within the hallway. Residents further benefit from lift access, a secure bike store, and private residents' parking.

Factor Details: The property is factored by Trinity Factors, with a monthly fee of £75 covering maintenance of the building and communal gardens.

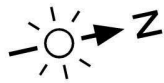
Morningside lies to the south of the city centre and is exceptionally well connected, with frequent bus services available right on the doorstep. The City Bypass is just a short drive away, providing easy access to the A1/A68, South Gyle, Edinburgh International Airport, and the wider central belt motorway network – making the area ideal for commuters. Everyday amenities couldn't be more convenient, with a GP surgery and dental practice directly opposite, a pharmacy next door, and a Waitrose superstore immediately adjacent. Further shopping can be found along Morningside Road and in nearby Bruntsfield, which together offer a vibrant, village-like atmosphere with an array of independent shops, cafés, and specialist stores. An M&S Food Hall is also close by. Leisure and cultural facilities are plentiful, including the Dominion Cinema, the Church Hill Theatre, and a wide selection of cafés, bars, and restaurants. For those who enjoy the outdoors, the Braid Hills provide scenic local walks, while the Pentland Hills Regional Park is only a 10-minute drive away.

By appointment 0131 337 1800

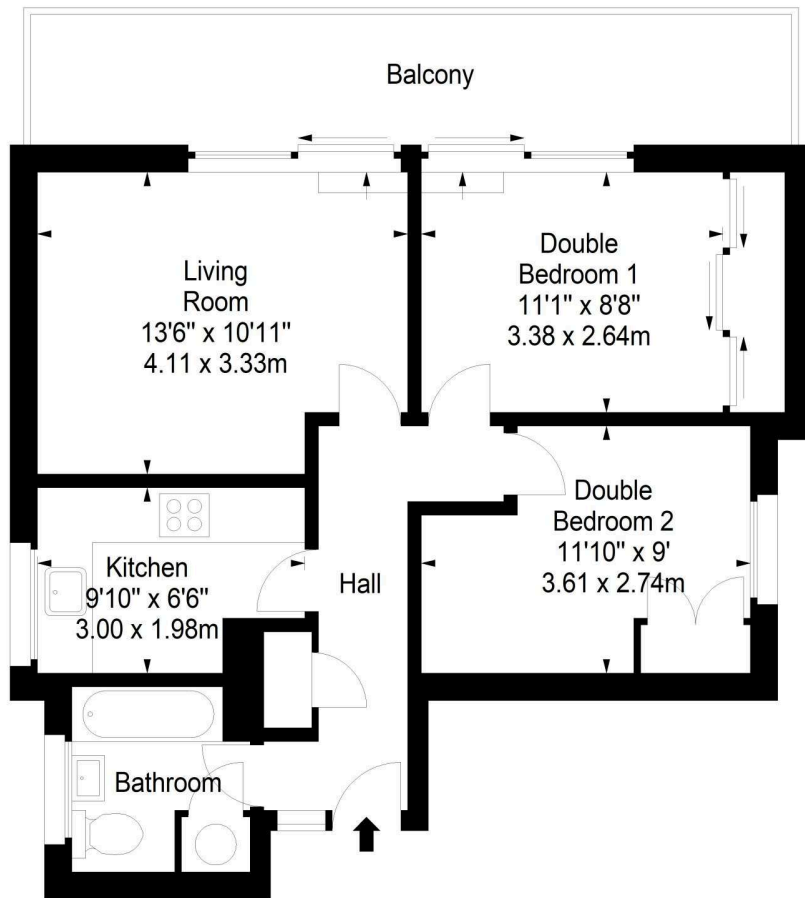




Falcon Court, EH10 4AF



Approx. Gross Internal Area
569 Sq Ft - 52.86 Sq M
For identification only. Not to scale.
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Fifth Floor



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