



35 Falcon Court,
Edinburgh EH10 4AF



Two-bedroom first floor flat with private balcony and modern, well-equipped kitchen in the heart of Morningside.

 2 Bed  1 Bath  1 Reception

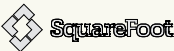
A well-located two-bedroom first floor flat in the heart of Morningside. The property benefits from lift access, private balcony, electric heating, double glazing, well maintained communal garden ground and residents permit parking. The property would now benefit from modernisation and upgrading but offers excellent potential within easy reach of the many local amenities. The accommodation comprises secure and well-maintained shared entrance with lift; hallway, sitting room with private balcony, modern and well-equipped kitchen (fridge, washing machine, electric oven and hob, dishwasher), two double bedrooms and the shower room. The factors for the development are Trinity Factors and the monthly cost is approximately £60. Buildings/Contents Insurance are not included in Factors Fees.

Features

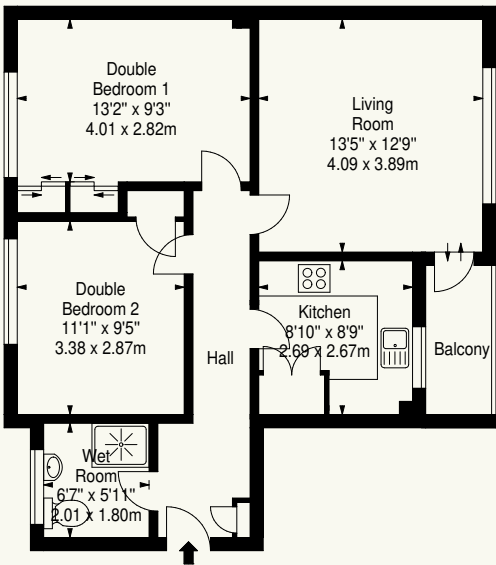
- Popular Morningside location
- First floor flat with lift access
- Sitting room with balcony
- Two double bedrooms
- Modern and well-equipped kitchen
- Shower room/Wet room
- Electric heating
- Double glazing
- Shared grounds
- Residents permit parking
- Trinity Factors - £60 PCM
- EPC Rating E

Fixed Price £260,000

Falcon Court,
Edinburgh,
Midlothian, EH10 4AF



Approx. Gross Internal Area
642 Sq Ft - 59.64 Sq M
For identification only. Not to scale.
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First Floor



Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee

houses, restaurants and bars. There is also a cinema and a theatre. The 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. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city bypass/central motorway network are all readily accessible.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.