



10/6, Falcon Road West, Edinburgh, EH10 4AQ

Tastefully Presented and Spacious, Two-Bedroom, First-Floor Flat

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Tastefully presented and spacious, two-bedroom, first-floor flat, forming part of a factored residential development. Set amongst garden grounds and quietly located in Edinburgh's highly sought-after Morningside area, south of the city centre.

Comprises an entrance hallway, living/dining room, kitchen, two double bedrooms, and a shower room.

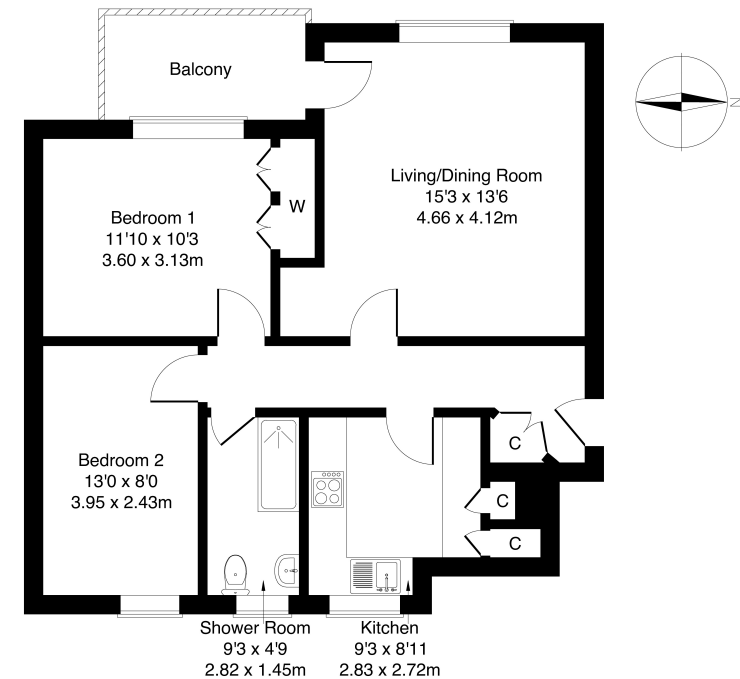
This desirable opportunity features well-proportioned room sizes and a westerly facing balcony with open views. Features include a modern kitchen and bathroom, electric heating, double glazing, and good storage.

In addition, there is a secured entry system, lift service, a well-kept communal stairway and extensive, highly maintained gardens. Located on a quiet side street, there is ample zoned street parking, with excellent transport links and shopping moments away on Morningside Road.

An entrance hallway welcomes you into the property and provides access to all rooms, creating a seamless and functional living space. The hallway leads through into the open-plan living room, with the space filled with natural light and tasteful décor, complemented by contemporary carpeted flooring which continues through from the hallway. The living area further benefits from direct access to the balcony, making this an ideal space for entertaining guests.

The kitchen is finished with tiled-effect flooring and fitted countertops, complete with a stainless steel sink and drainer, as well as an integrated oven and electric hob with canopy above, washing machine, tumble dryer, dishwasher and fridge freezer. Both bedrooms, one and two, are finished with light décor to match the living room, with bedroom one further benefiting from direct access to the balcony as well as wardrobes, providing ideal additional storage. Completing the property is the shower room, comprising a three-piece suite with a shower enclosure.

mov⁸ REAL ESTATE 10/6 Falcon Road West, Edinburgh, EH10 4AQ
Estate Agents and Solicitors



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Morningside is a highly desirable residential area south of Edinburgh city centre. Its lively local streets feature popular bistros, restaurants, bars, cafés, specialist shops, and one of the city's two Waitrose supermarkets. The area offers excellent schooling options including South Morningside Primary, St Peter's RC Primary, Boroughmuir High School, and many well-regarded private schools.

Morningside is also known for its leisure facilities such as the Dominion Cinema, public parks like Braidburn Valley and the Hermitage of Braid, along with several golf courses and sports centres. The A702 provides access to the city bypass to the south, and regular bus services run from both the A702 and Morningside Drive.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.