

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

74 FALCON AVENUE
EH10 4AW



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EPC RATING: D

OFFERS OVER £630,000

PROPERTY DESCRIPTION

- Vestibule leading to glass panelled door and open hallway with two handy storage cupboards
- Grand bay windowed sitting room with dual aspect window to the side, making it lovely & bright, a stunning feature fireplace & Edinburgh press
- Bright & sunny kitchen with wide range of cream shaker style units & integrated appliances
- Utility room with further range of cream shaker style units, washing machine, combi boiler & door to the garden
- Study off the kitchen with glass panelled door letting in lots of light – ideal for working from home
- Good sized principal bedroom currently used as a formal dining room with stripped pine floor
- Second double bedroom to rear with range of fitted wardrobes
- Third double bedroom with feature fireplace
- Contemporary shower room with large walk-in shower, vanity sink unit & wc
- A wealth of period features including stripped doors, traditional sash & case windows, ornate cornicing, panelled window recesses & original fireplaces
- Gas central heating from Worcester combi boiler fitted in 2011
- Private easily maintained garden to three sides with steps up to the property at the front and sunny south facing private rear decked patio with shed & area of lawn surrounded by trees & shrubs
- Residents' permit parking in the street



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





ELEGANT THREE BED MAINDOOR FLAT WITH PRIVATE SOUTH FACING GARDEN IN EXCELLENT MORNINGSIDE SCHOOL CATCHMENT

This beautifully presented maindoor property would make a perfect home for downsizers, professionals or a young family. The interior has been lovingly maintained, with a wealth of period features, and provides spacious accommodation including a large bay windowed sitting room, three double bedrooms, one of which is currently used as a dining room, a well-equipped kitchen with utility & study off, a contemporary shower room and a wonderful private south facing rear patio & garden and private front garden. Minutes from all the wonderful amenities that Morningside has to offer and with convenient transport links into the city centre, this would make a fabulous home.

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for Canaan Lane/Bruntsfield & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses a short drive away and the property is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just around the

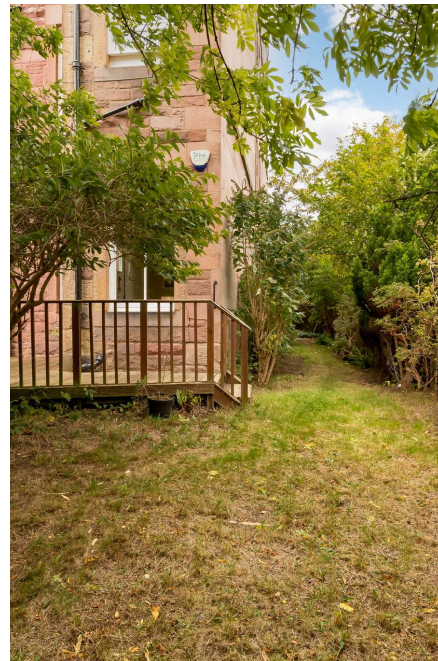
corner. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond

EXTRAS

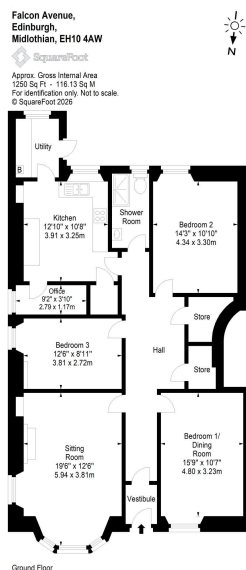
The chandelier and curtains in the sitting room are available for sale separately along with the vestibule light fitting. The remaining blinds/curtains, electric hob, oven, extractor fan, dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£650,000



Sitting room	19'6 x 12'6 (5.94 x 3.81m)
Kitchen	12'10 x 10'8 (3.91 x 3.25m)
Office	9'2 x 3'10 (2.79 x 1.17m)
Bedroom 1/dining room	15'9 x 10'7 (4.80 x 3.23m)
Bedroom 2	14'3 x 10'10 (4.34 x 3.30m)
Bedroom 3	12'6 x 8'11 (3.81 x 2.72m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.