

13 Falcon Gardens

MORNINGSIDE | EDINBURGH | EH10 4AP

MURRAY BEITH MURRAY



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Beautifully presented and finished to an exceptional standard throughout, 13 Falcon Gardens is a one-bedroom, main-door ground-floor flat within a traditional tenement, just moments from Morningside's wealth of local amenities. Blending period character with modern comfort, the property features impressive high ceilings, ornate cornicing and double-glazed sash and case windows and boasts both private front and back gardens.

The spacious accommodation comprises a bright living room with a bay window, a generous dining kitchen with a separate utility room, a spacious double bedroom, a large and versatile box room, and a shower room. The property further benefits from basement storage accessed via a hatch in the kitchen, and direct access to the private rear garden from the kitchen.

With stylish, move-in-ready accommodation and a highly sought-after Morningside setting, this outstanding flat will appeal to first-time buyers, professionals and investors alike.

- Private front garden to main entrance door
- Entrance hall
- Bright sitting room with fireplace, double glazed sash and case window, ornate cornices and Edinburgh Press.
- Kitchen / dining room with fitted wall and base units and back door to private garden
- Double bedroom with double glazed sash windows
- Modern shower room with WC, sink and shower
- Gas Central Heating
- Private front and back gardens
- Permit Holders Parking and Pay and Display

D EPC RATING

E COUNCIL TAX BAND







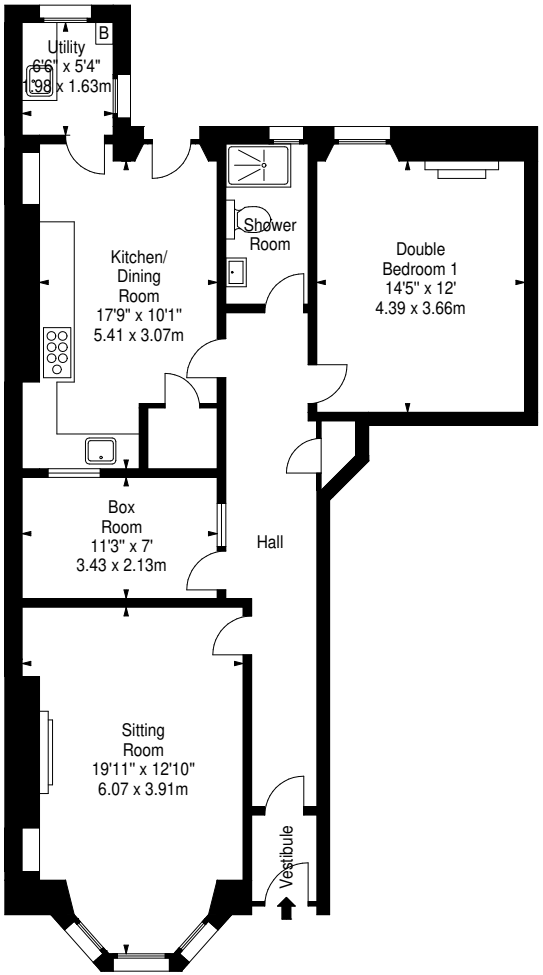




Falcon Gardens, EH10 4AP

SquareFoot

Approx. Gross Internal Area
976 Sq Ft - 90.67 Sq M
For identification only. Not to scale.
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Ground Floor

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Location

Located just a moment's walk away to Morningside Road, this property provides swift and convenient access by bus to Edinburgh City Centre. Falcon Gardens is situated in one of Edinburgh's prime residential districts, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach, providing connections to all major motorway networks north and south. It also offers routes east via the A1 to East Lothian's beaches and championship golf courses, west to Edinburgh Airport and north to the Forth Road Bridge/ Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Catchment schools are South Morningside Primary and Boroughmuir High School, with private schooling at nearby George Watson's College. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity.

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