

21/3 Falcon Gardens

MORNINGSIDE, EDINBURGH, EH10 4AP



*Extensively Refurbished And Modernised Three
Bedroom Spacious Flat In Morningside of Edinburgh*



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McEwan Fraser Legal is delighted to present this three-bedroom flat in Morningside. The property is in walk-in condition having been well looked after by the owners and has been extensively refurbished, with new double glazed windows, re-wiring and a new modern boiler/central heating system

THE KITCHEN/DINER



THE LOUNGE



Internally, the property comprises of:

- Fully equipped modern kitchen which benefits from a dishwasher, four-ring gas hob, fan oven as well as a scullery which is put to great use as a utility room with freestanding washing machine, dryer and gas combination boiler. It is worth noting that the kitchen has more than enough space for a dining area.
- Spacious lounge which benefits from a bay window without being overlooked as well as ornate cornicing and from being flooded by natural light, the list goes on.
- The flat benefits from three well-proportioned double bedrooms. The third bedroom would make an excellent home office or kids bedroom.
- The bathroom is equipped with a three-piece bath suite and shower over the bath. Benefitting from being partially tiled and having a heated towel rail.
- A good-sized walk-in storage cupboard can be found in the hall.
- There is an excellent communal rear garden which is a good size and east facing.



THE HALLWAY



BEDROOM 1



BEDROOM 2 & 3



THE BATHROOM

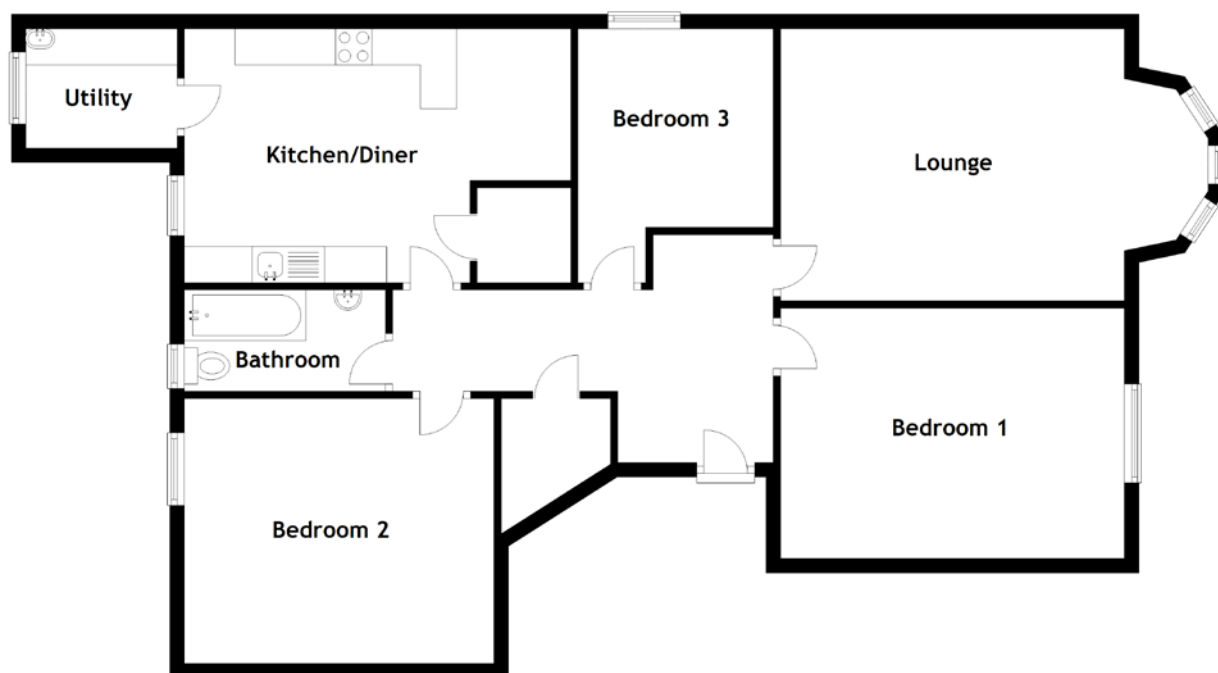


The property is in move-in condition and is expected to be of particular interest as such early bird viewing is recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

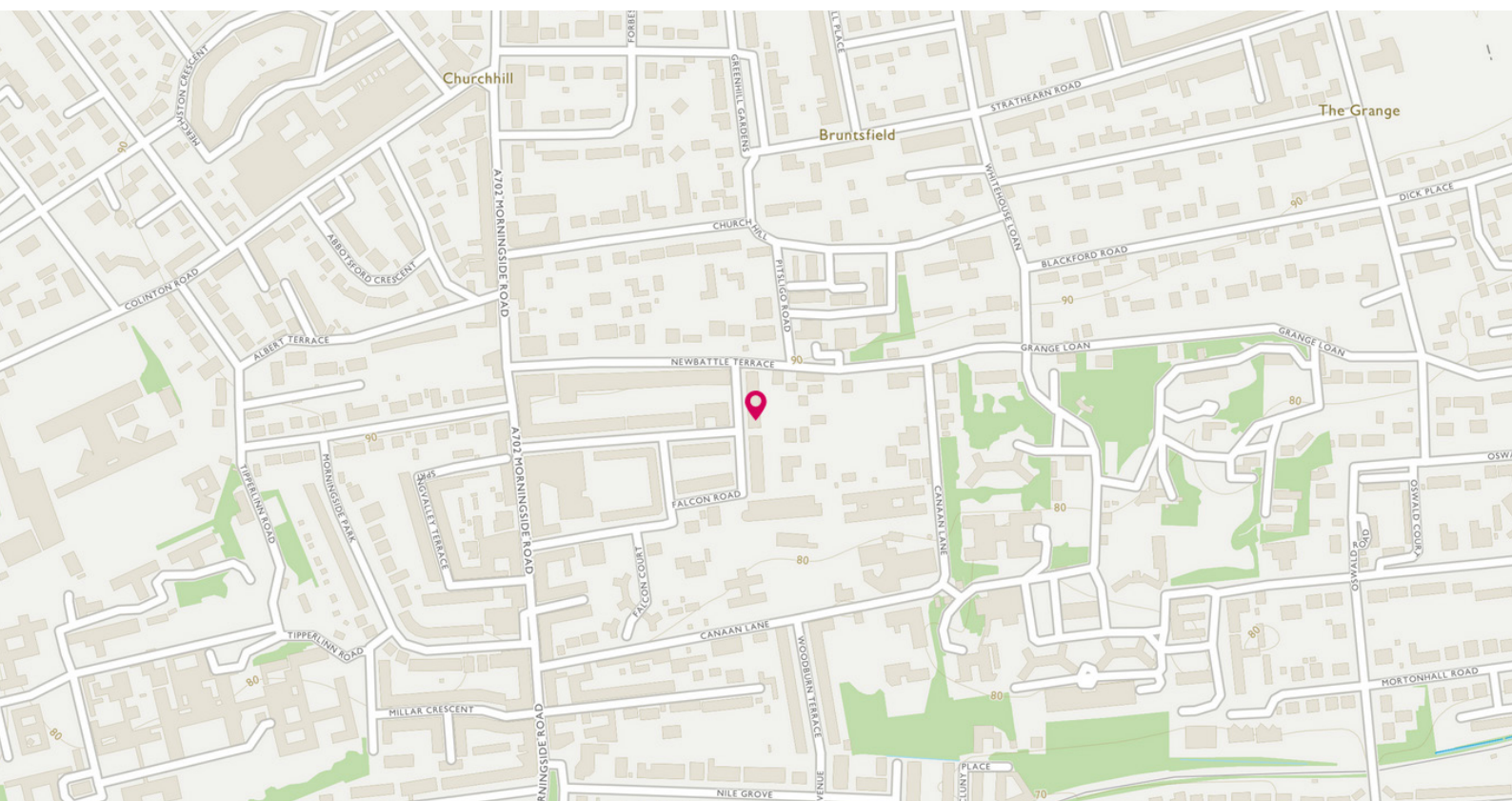


Approximate Dimensions (Taken from the widest point)

Lounge	5.91m (19'5") x 3.76m (12'4")
Kitchen/Diner	5.34m (17'6") x 3.51m (11'6")
Utility	2.09m (6'10") x 1.65m (5'5")
Bedroom 1	4.75m (15'7") x 3.46m (11'4")

Bedroom 2	4.28m (14'1") x 3.66m (12')
Bedroom 3	2.75m (9') x 2.70m (8'10")
Bathroom	2.78m (9'1") x 1.40m (4'7")

Gross internal floor area (m²): 102m²
EPC Rating: C



THE LOCATION

This property sits just off Morningside road, in what is a very desirable area of Edinburgh. There is a selection of local amenities on Morningside road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside. Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks & Spencer food outlet.





A good selection of quality schools are available within the catchment from primary through to secondary level and in the private sector, George Watsons. For further education, two of Napier Universities main campuses are close by.

Lying on the outer limits of Edinburgh City centre, the location offers superb outdoor leisure activities, with nearby Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive, with walking, biking and skiing on offer. For golf enthusiasts, there are numerous golf courses, including Braidhills and Mortonhall. There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.



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