

10/10 Falcon Road West

MORNINGSIDE, EDINBURGH, EH10 4AQ



*SPACIOUS TWO BEDROOM FLAT WITH
BALCONY IN THE HEART OF MORNINGSIDE*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom flat in the heart of Edinburgh's sought-after area of Morningside.

Inside, the property comprises of Spacious living area which also provides access to the private balcony. The living space offers various possibilities for furniture arrangements. A fully equipped kitchen which is well proportioned and fitted with hob, oven and white goods.

The property is well served by two generous double bedrooms which include built-in storage. There is one main bathroom which is fitted with a shower and three piece suite.

In addition to this, the property includes free on-street residents parking, central heating and full double-glazed windows making for a warm and cost-effective home, year-round.





The Kitchen





Bedroom 1



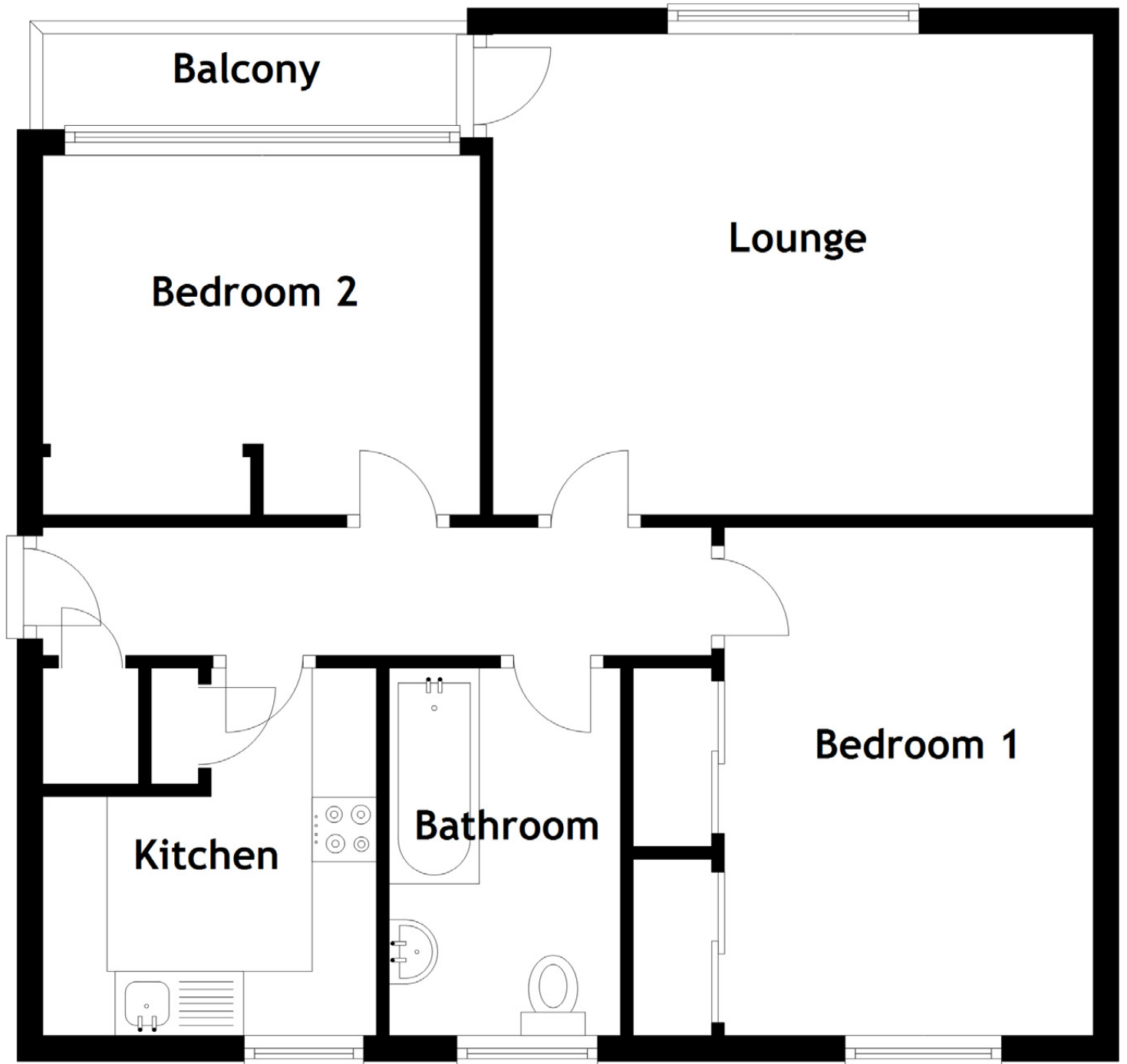


Bedroom 2









Approximate Dimensions

(Taken from the widest point)

Lounge	4.67m (15'4") x 3.74m (12'3")	Bathroom	2.86m (9'5") x 1.80m (5'11")
Kitchen	2.60m (8'6") x 1.86m (6'1")		
Bedroom 1	3.95m (13') x 2.87m (9'5")	Gross internal floor area (m ²): 59m ²	
Bedroom 2	3.40m (11'2") x 2.80m (9'2")	EPC Rating: D	

Floor Plan



Communal Garden



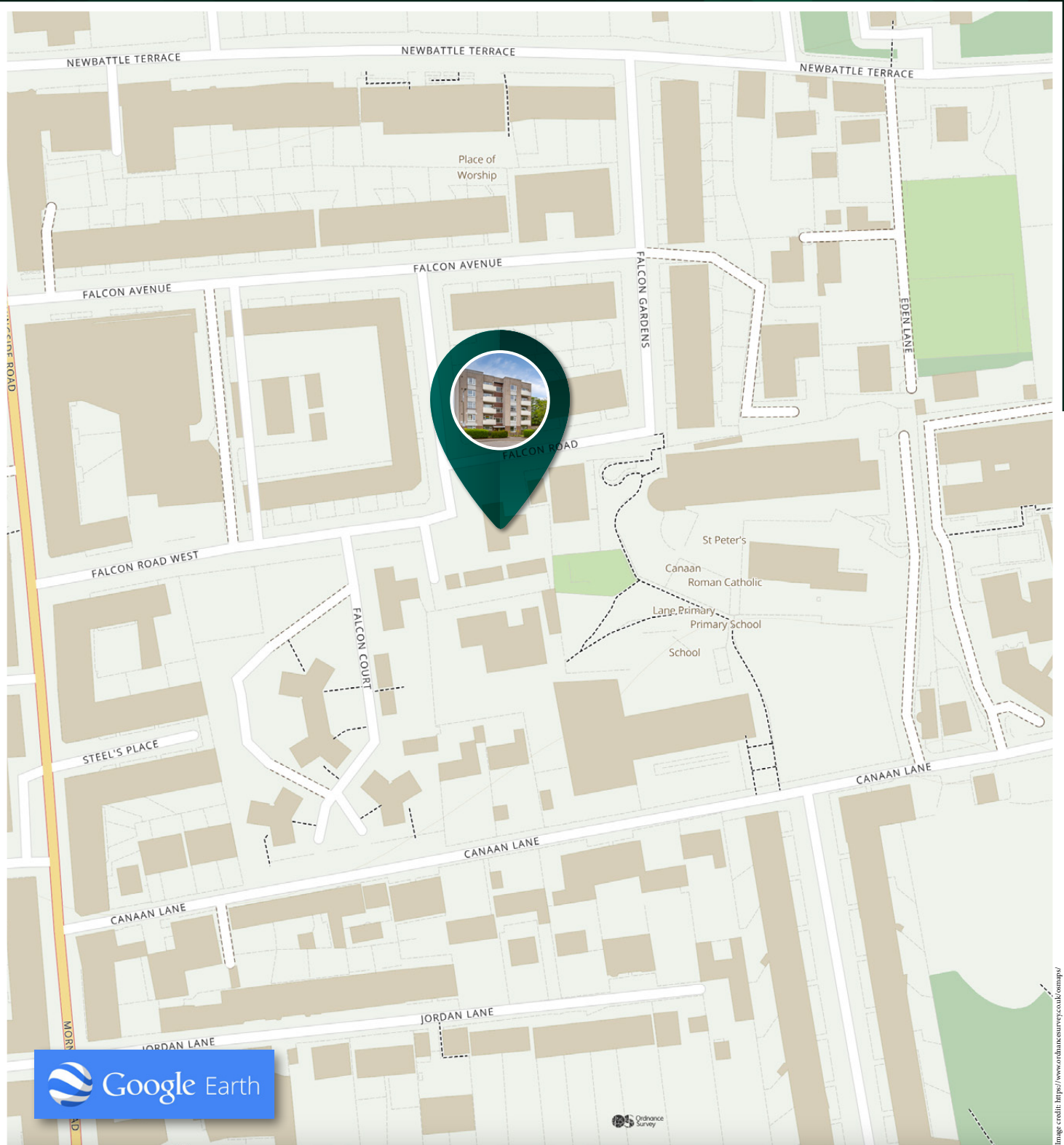


This property sits just off Morningside road, in what is a very desirable area of Edinburgh. There is a selection of local amenities on Morningside road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside.

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.

The Location



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THE SUNDAY TIMES
THE TIMES



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