

D.J.ALEXANDER



14 (4) Falcon Avenue
Edinburgh | EH10 4AJ



Property Overview

- Hall
- Living room
- Kitchen
- Two double bedrooms
- Bathroom
- Majority of the windows are double glazed
- Electric panel heaters
- Communal rear garden

Description

This is a two bedroom first floor flat in a purpose built block, situated in the highly desirable Morningside district of Edinburgh. In need of modernisation, it offers an opportunity to acquire an enviably located property and to create a contemporary home. The well-proportioned accommodation comprises: hall with two storage cupboards; living room with balcony overlooking Falcon Avenue; kitchen fitted with base units and appliances; two double bedrooms and; bathroom with three piece suite and shower over bath. There is a communal garden to the rear. The block is factored by Trinity Factors.

Location

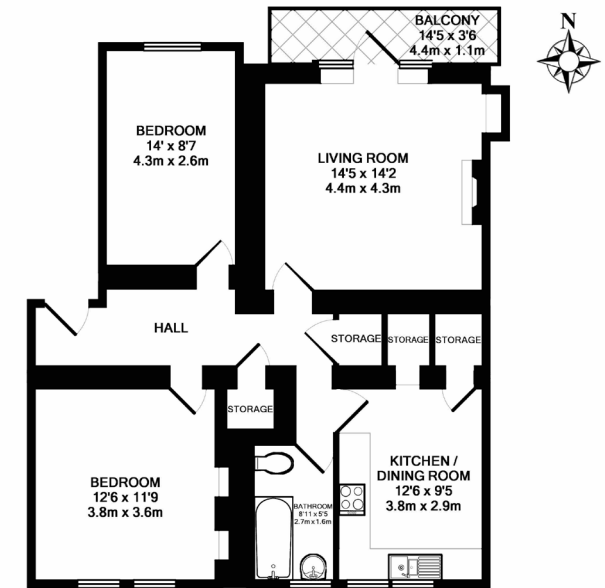
Morningside is one of Edinburgh's most desirable districts and lies approximately 2 miles south of the city centre. In conjunction with its neighbouring district of Bruntsfield, it provides an infinite selection of local and speciality shopping, including a Waitrose, an M&S and Sainsbury's Local. The famous privately owned Dominion Cinema and an excellent choice of restaurants and bars make the area amenity rich. The flat lies within the catchment area for Bruntsfield Primary and Boroughmuir High Schools. For exercise and recreation, The Hermitage of Braid, Blackford Hill and Braidburn Park and the Pentland Hills Country Park are all situated nearby as is the dry ski slope at Hilled. Locally there are many golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre. The city centre is easily accessible by car or by excellent public transport services from Morningside Road. Edinburgh city bypass is easily accessed and provides direct links to Straiton Retail Park, The Gyle, Edinburgh International Airport and the M8 and M9 Motorways.

Extras

All fitted flooring, appliances and window coverings are included in the sale

Viewings

By appointment with DJ Alexander.



14-4 FALCON AVENUE
TOTAL APPROX. FLOOR AREA 798 SQ.FT. (74.1 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Important Notice:

- 1: These particulars do not form part of an offer or a contract of sale.
- 2: All statements contained herein are believed to be correct but are not guaranteed and interested purchasers must satisfy themselves as to their accuracy.
- 3: Any interested party should request their solicitor to note an interest with the Selling Agents. In the event of a closing date being set the seller(s) shall not be bound to accept the highest or any offer.
- 4: Measurements and distances are approximate and intended only as a guide. All plans are not warranted or to scale.
- 5: All services and appliances have not been tested for efficiency or safety and no warranty is given.



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