



**lindsays**

**79 Falcon Court**  
Morningside, EH10 4AG

*"An exceptionally bright and beautifully presented first floor flat which benefits from a balcony, lift and residents parking"*

- Lift
- Hall with two cupboards
- Exceptionally bright sitting room
- Stylish fully fitted kitchen
- Three double bedrooms
- Modern bathroom with underfloor heating
- Gas central heating
- Double glazing
- Residents permit parking

EPC Rating C

**OFFERS OVER £255,000**



## Description

An exceptionally bright first floor flat situated in the highly sought after area of Morningside. Set within immaculately maintained communal grounds this stunning property has been modernised throughout by the present owners to offer a stylish walk in home minutes from everything Morningside has to offer. Finished to a high standard throughout the property has the unusual benefit of being in a building which is self-factored by the owners with substantial work having been carried out to the building in the last year. In brief the accommodation comprises; hall with two cupboards one of which is currently utilised as a small study area and one housing the washing machine, exceptionally bright sitting room with feature fireplace and balcony off, stylish fully fitted kitchen, three double bedrooms and modern bathroom.

## Area

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

## Viewing

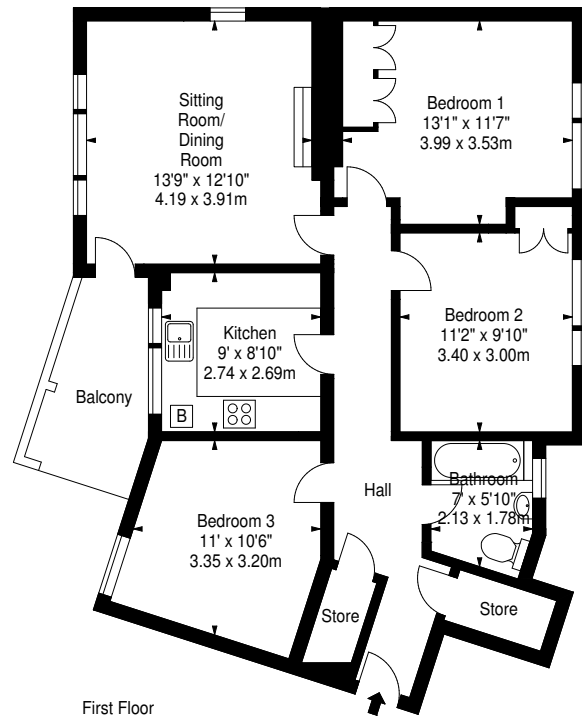
Sunday 2-4pm or by appointment contact Lindsays on 0131 229 4040



Falcon Court,  
Edinburgh,  
Midlothian, EH10 4AG



Approx. Gross Internal Area  
874 Sq Ft - 81.19 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.