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29 Falcon Court,
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'Exceptionally bright top (4th) floor flat with panoramic view towards the Blackford and Pentland Hills.'

Well laid out and spacious accommodation comprising hallway, lounge/dining room with 'French' doors leading to south facing balcony, modern fitted kitchen with appliances, 2 double bedrooms with fitted wardrobes and white 3pc bathroom with shower above bath. Gas central heating, entry phone system and double glazing. Lift and bin chute. Well maintained development with beautifully landscaped gardens and private resident's parking. Excellent location within the very heart of Morningside.

Morningside offers an excellent range of shops both along Morningside Road and also Bruntsfield Place. These include newsagents, chemist, takeaways, pubs, cafes, grocers and speciality shops together with a Waitrose Supermarket, Sainsbury Local and M & S Simply Food. The flat is well placed for Napier University, The Royal Edinburgh Hospital, Astley Ainslie Hospital and is in the catchment area for Bruntsfield Primary, St Peters RC Primary School and

Boroughmuir High. Other amenities include Morningside Library, Dominion Cinema, Church Hill Theatre, Blackford Hill and pond, Hermitage of Braid, Braid Hills, Braidburn Valley Park and the Braid Hills Golf Course. A number of bus services are available from the main road going to the City Centre and other parts of Edinburgh with the A720 Edinburgh City By-Pass allowing for ease of movement out with the capital.

Outside

The development is set within large grassed grounds that are well stocked with flowers and shrubs. Parking within the development is private with the property having one occupier and one visitor permit.

Factor

The development is managed by Trinity Factors with an annual charge of approximately £400 including ground maintenance, stair cleaning and lift maintenance.

Energy Performance Rating E

