

# INVESTMENT

~ Property Agency ~



67 Falcon Avenue  
Morningside, EH10 4AN

An exceptionally spacious 3rd (top) floor flat which will appeal to both owner occupiers and buy to let investors. For owner occupiers the property is within a prime Morningside location and a highly sought after school catchment district. For buy to let investors the property has a current HMO Licence for 4 persons and has been let successfully for a number of years and would command a rental in the region of £1,500 gross per calendar month. Based on the Home Report value of £300,000 this would represent a gross yield of 6%.



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Forming part of a well maintained traditional built tenement the property offers flexible accommodation and has a lovely south facing aspect towards the Pentland Hills.

The accommodation comprises; Hallway, front facing lounge, modern internal kitchen with appliances and skylight, master bedroom with ensuite shower room, 2nd double bedroom, 2 single bedrooms and bathroom. Gas central heating. Secure entry phone system. Well maintained shared rear garden. Zoned and metered on street parking.

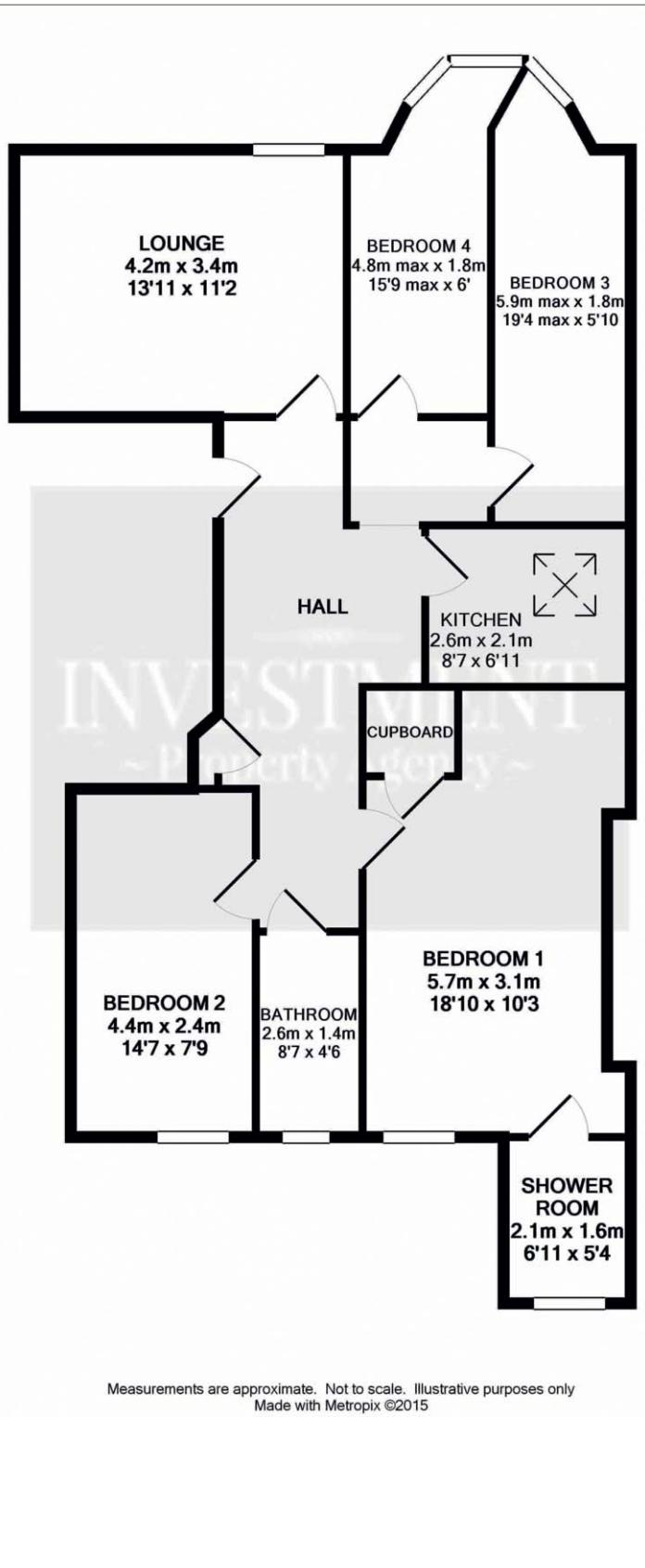
Lounge	(13'11 x 11'2)	4.2m x 3.4m
Kitchen	(8'7 x 6'11)	2.6m x 2.1m
Master Bedroom	(18'10 x 10'3)	5.7m x 3.1m
Ensuite Shower Room	(6'11 x 5'4)	2.1m x 1.6m
Bedroom 2	(14'7 x 7'9)	4.4m x 2.4m
Bedroom 3	(19'4 max x 6'0)	5.9m x 1.8m
Bedroom 4	(15'9 max x 6'0)	4.8m x 1.8m
Bathroom	(8'7 x 4'6)	2.6m x 1.4m

Falcon Avenue, off Morningside Road, lies less than 3 miles south of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available on Morningside Road itself. Alternatively a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting out with the area. Morningside is one of Edinburgh's most sought after districts and has an abundance of amenities to meet every day needs including a cosmopolitan range of shops, Waitrose Supermarket, M & S Food Store, Tesco Express, Sainsbury Local, coffee shops, banks, post office, library and medical centre with recreational needs provided for by way of public parks, Dominion Cinema, Churchill Theatre and a wide range of bars and restaurants with the nearby Braid Hills allowing for a wide range of outdoor pursuits. The property is also well placed for Napier University and Edinburgh University with the school catchment including Bruntfield Primary, St Peters RC Primary School and Boroughmuir High.

#### Note

Please note the property is tenanted until early July 2015 and can be sold vacant thereafter.

Energy Performance Rating E



Measurements are approximate. Not to scale. Illustrative purposes only  
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