



43/5 (3F1) Falcon Avenue,
Edinburgh
EH10 4AL



3rd Floor Flat



accommodation

- Entrance hall
- Bay windowed sitting room
- Dining room
- Kitchen
- Three bedrooms
- Bathroom
- Communal garden

features

- Decorative cornice
- Sanded floorboards
- Double glazing
- Security entry phone
- Gas central heating
- Good storage
- Excellent location

description

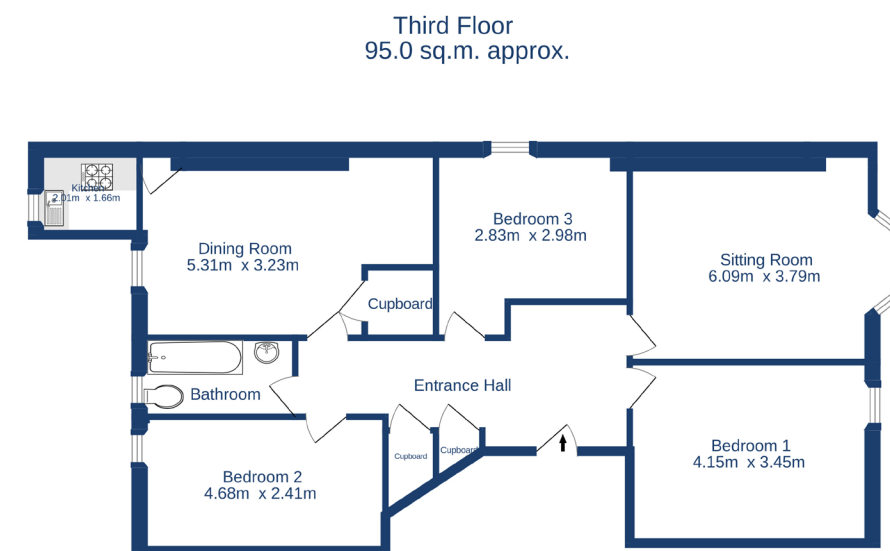
Beautifully bright and exceptionally spacious third floor flat in a traditional tenement building, just a short walk from Morningside Road and a Waitrose supermarket. Morningside is highly regarded and there are a number boutique shops, bars, cafes and restaurants all within walking distance. The accommodation comprises entrance hall, bay windowed sitting room with sanded floor, decorative cornice and press cupboard, dining room with fitted kitchen off, three double bedrooms and bathroom with electric shower over the bath. There are well maintained shared gardens to the rear of the building and flat 5 enjoys a secure storage cupboard under the communal stair on the ground floor. The property benefits from gas central heating, double glazing and a security entry phone. The property does require some modernisation and upgrading, but offers excellent potential to create a wonderful city apartment.

EPC:
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Home Report
Value: £410,000

Items to be included in the sale price:

Ceiling light fittings, curtains and kitchen appliances.



TOTAL FLOOR AREA: 95.0 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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