



9/3 Falcon Gardens,
Edinburgh
EH10 4AP



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2nd Floor Flat



accommodation

- Entrance hall
- Bay windowed sitting room
- Dining room
- Kitchen
- Two double bedrooms
- Boxroom
- Bathroom

features

- Sanded floors
- Feature fireplaces
- Gas central heating
- Double glazing
- Communal garden
- Excellent location
- Some modernisation required

description

Excellent 2nd floor flat in a traditional tenement building, just a short walk from the many boutique shops, cafes, bar and restaurants Morningside has to offer. The accommodation comprises entrance hall, bay windowed sitting room with feature floorboards, fireplace and decorative cornice, dining room with sanded floorboards and walk in pantry cupboard, kitchen, two double bedrooms with feature fireplaces and bathroom with white suite and thermostatic shower fitting over the bath.

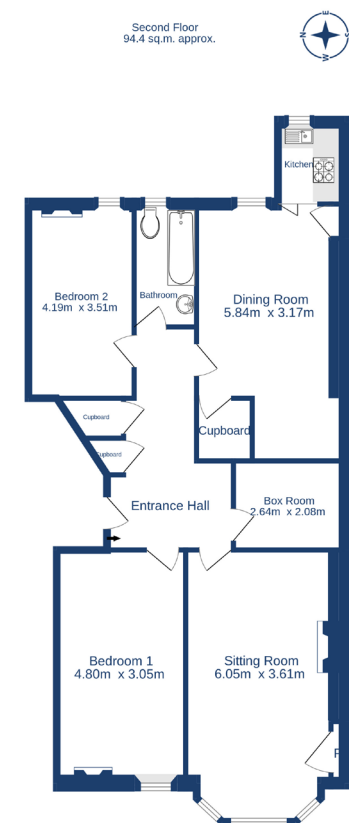
The property benefits from gas central heating, double glazing, security entry phone system and a communal garden to the rear.

Overall, the property would now benefit from some modernisation and upgrading but offers excellent potential to create a fabulous home.

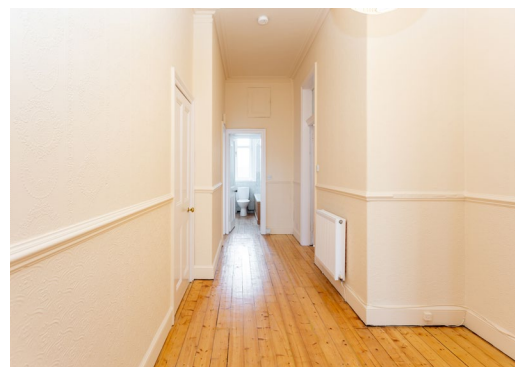


Items to be included in the sale price:

Ceiling light fittings, curtains and kitchen appliances.



TOTAL FLOOR AREA: 94.4 sq.m. approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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