



Falcon Lane, Edinburgh, EH10



An exceptional three bedroom apartment located in a gated development.

Falcon Lane presents a truly distinctive opportunity to own a first floor, three bedroom duplex apartment, part of an exclusive gated development surrounded by beautifully landscaped grounds in Edinburgh. Completed in 2011, the development is situated on the former site of St Peter's Primary School, and this particular apartment occupies a section of the original school building. Benefiting from a desirable southerly orientation, the property enjoys stunning views over Blackford Hill, the Braids, and the Pentland Hills.

Finished to an exceptional standard, the apartment features high-quality natural hardwood flooring in the main living areas and hallway, complemented by matching hardwood internal doors. The kitchen has been thoughtfully designed with ample storage, extensive worktop space, and modern appliances, including a gas hob, electric fan-assisted oven, integrated fridge and freezer, all enhanced by fully tiled splashbacks. Both bathrooms benefit from underfloor heating whilst there is plenty of storage within the apartment.

This charming and characterful home offers a spacious and well-conceived layout, with large windows that fill the property with natural light throughout. It's blend of historic character and contemporary finish creates an inviting and distinctive living space.



Offers Over	Tenure	Local Authority	Council Tax
£580,000	Freehold	The City of Edinburgh Council	Band F

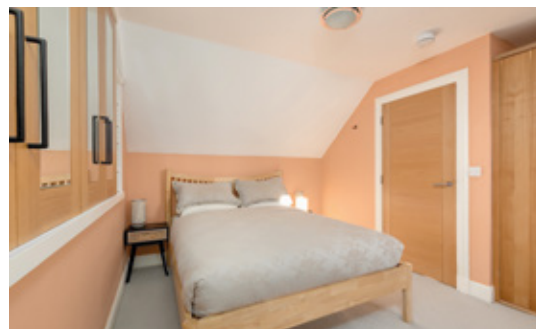
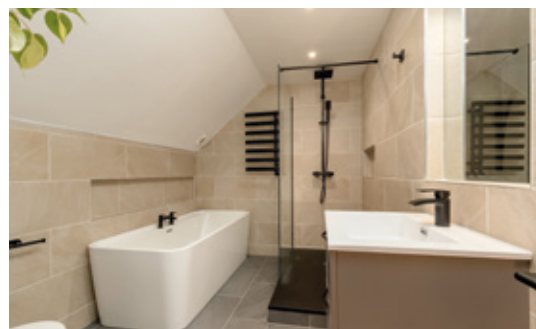


The accommodation comprises; hall, WC/cloakroom, open plan living room/ dining room/kitchen and utility cupboard, full length sliding doors leading to south-facing balcony, spacious master bedroom with built-in wardrobes, en suite bathroom room, a carpeted staircase leads to the upper floor with two further double bedrooms, along with a spacious bathroom. There is also a private allocated parking space to the front of the building. Access to the development is by gates on Falcon Gardens and a private drive which leads to the property.

Location

Morningside is one of Edinburgh's most sought after and prestigious suburbs being located two miles southwest of the city centre, set amidst a high-quality environment with a wide range of life enhancing amenities. There are a wide range of excellent shops within the vicinity which include a Waitrose supermarket and Marks and Spencer Food, as well as more eclectic specialist shops.

The Church Hill Theatre and Dominion Cinema are popular local venues and there is a well-used local library on Morningside Road. The property is within easy reach of Napier University, George Watson's College, James Gillespie's, St Peter's Primary School and Morningside Primary School. Regular public transport services operate to and from the city centre and to surrounding areas. The Edinburgh city by-pass is also nearby and offers you access to both East and West Lothian, Edinburgh Airport and the main motorway network.



Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

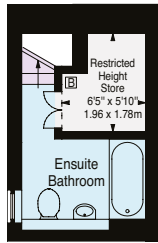
Approximate Gross Internal Floor Area

1349 Sq Ft - 125.32 Sq M

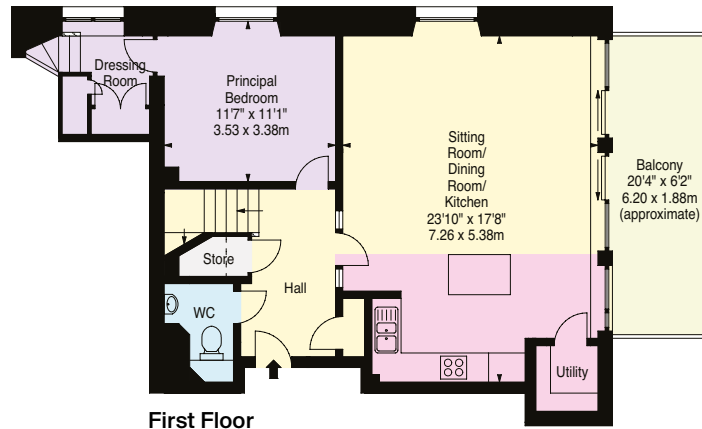
(Including Restricted Height Store)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

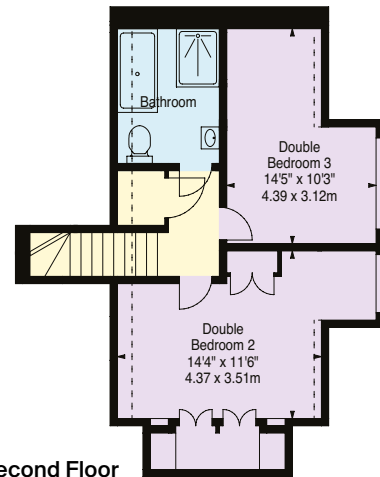
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor Half Landing



First Floor



Second Floor



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I would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated November 2024. Photographs and videos dated November 2024.

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