



91 Flat 17 Morningside Road,
Edinburgh, EH10

REVERE

Key Features

- Comfortable retirement living for over 60's
- Located in the heart of Morningside with a wealth of amenities to enjoy
- Lift access
- Communal resident areas including balconies with spectacular open views
- Two bedrooms
- Off road parking



Enjoying a prime position in Edinburgh's prestigious Morningside, this appealing two-bedroom retirement apartment offers a secure, comfortable, and well-connected home within easy reach of local amenities, transport links, and the city centre.





Located on the second floor and accessible by lift and stair, the apartment opens into a welcoming carpeted hallway with excellent built-in storage.

From here, you are guided into a bright and generously proportioned east-facing living room. With its soft neutral décor and carpeting, this inviting space easily accommodates lounge and dining furniture, creating a flexible environment.

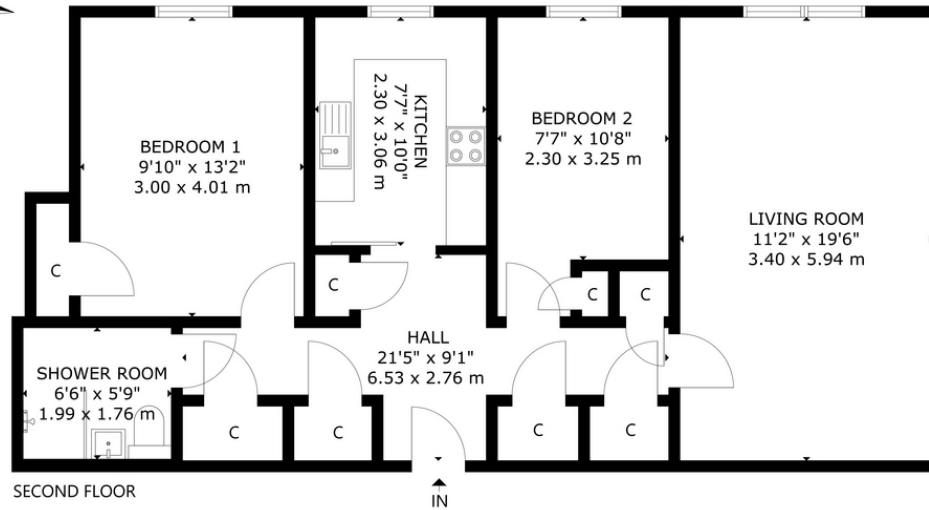
Across the hall, the modern U-shaped kitchen features crisp white wall and floor units, wood-effect worktops, and a tiled splashback. There is ample room for freestanding appliances.

Both double bedrooms enjoy an east-facing outlook and are tastefully decorated, providing calm and restful retreats. They share access to a contemporary shower room complete with a walk-in enclosure with handrails, a washbasin built into a wall-hung vanity, and a hidden cistern WC.

Residents benefit from a range of outstanding shared facilities including a lounge with a rooftop terrace offering panoramic views towards the Pentland Hills, a guest suite, laundry room, private parking, and the reassurance of a dedicated on-site house manager and 24-hour Careline service.

To arrange a viewing please get in touch with a member of Team Revere today.





91/17 FALCON HOUSE, MORNINGSIDE ROAD, EH10 4AY
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 842 SQ FT / 78 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions	
(92+) A	
(81-91) B	
(69-80) C	69
(52-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC

Tenure Type: Freehold
Council Tax Band:
Council Authority:

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