



Falcon House, 91/31 Morningside road
Morningside Road
EDINBURGH, EH10 4AY

Modernized Kitchen & Shower Room
Beautiful, elevated views of the Pentland Hills
Lift to all floors
House Manager and Community Alarm system Residents lounge terrace
EPC: D
Council tax: Band D

Flat 31, Falcon House is a most appealing fourth-floor, one-bedroom retirement apartment, forming part of an established and well-maintained development in the heart of Morningside, one of Edinburgh's most sought-after residential areas. Perfectly positioned, the property enjoys beautiful open views to the front across Morningside and towards the Pentland Hills, while being surrounded by an excellent range of local amenities, shops, cafés, and transport links.

The flat is well-proportioned throughout and has been tastefully upgraded in recent years. The modern shaker-style kitchen provides a bright and practical workspace with ample fitted storage units and quality finishes. The shower room has also been fully refitted with accessibility in mind, featuring a large walk-in, fully tiled shower enclosure with tray, creating a stylish and contemporary bathing area. Additional benefits include double glazing, electric storage heating, and good internal storage including a utility cupboard with plumbing for washing machine, ensuring comfort and convenience. Residents also enjoy peace of mind thanks to the on-site House Manager and community alarm system.

Falcon House offers a welcoming and supportive community environment, with an excellent range of shared facilities, including a residents' lounge with roof terrace, a laundry room, guest suite, and residents' parking. The building is equipped with a secure entry system and a lift serving all floors, ensuring easy accessibility throughout. The development is professionally managed by Trinity Factors.

Accommodation comprises:

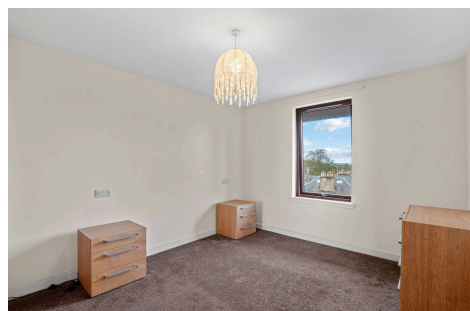
welcoming hall with two spacious storage cupboards (one housing the hot water tank), bright living room with bay window enjoying open views over Morningside Place and towards the Pentland Hills, Kitchen, generous double bedroom with fitted wardrobes and window to the front, and a contemporary shower room with large walk-in shower, WC, and wash hand basin.

Location:

Morningside is one of Edinburgh's most prestigious areas, set in the south of the city. It is a thriving community with a broad range of excellent local amenities including a wide selection of everyday shops, Doctors surgery, dentists, pharmacies, banks, a post office, coffee shops, restaurants and churches, with further facilities including a Waitrose Supermarket. Morningside has an excellent library which is well used by the local residents. The nearby Braid and Pentland Hills offer many pleasant recreational pursuits for walkers and cyclists and there are also a number of excellent golf courses which include the Braid Hills, Bruntsfield Links and Craigmillar Park Gardens. Morningside is also well served by excellent local public and private schools which are within close proximity at nursery, primary and secondary levels. Edinburgh's city by-pass is situated nearby providing links to the main motorway network, Edinburgh Airport and East Lothian. There is also a good bus service which operates to and from Edinburgh City Centre and to surrounding areas.

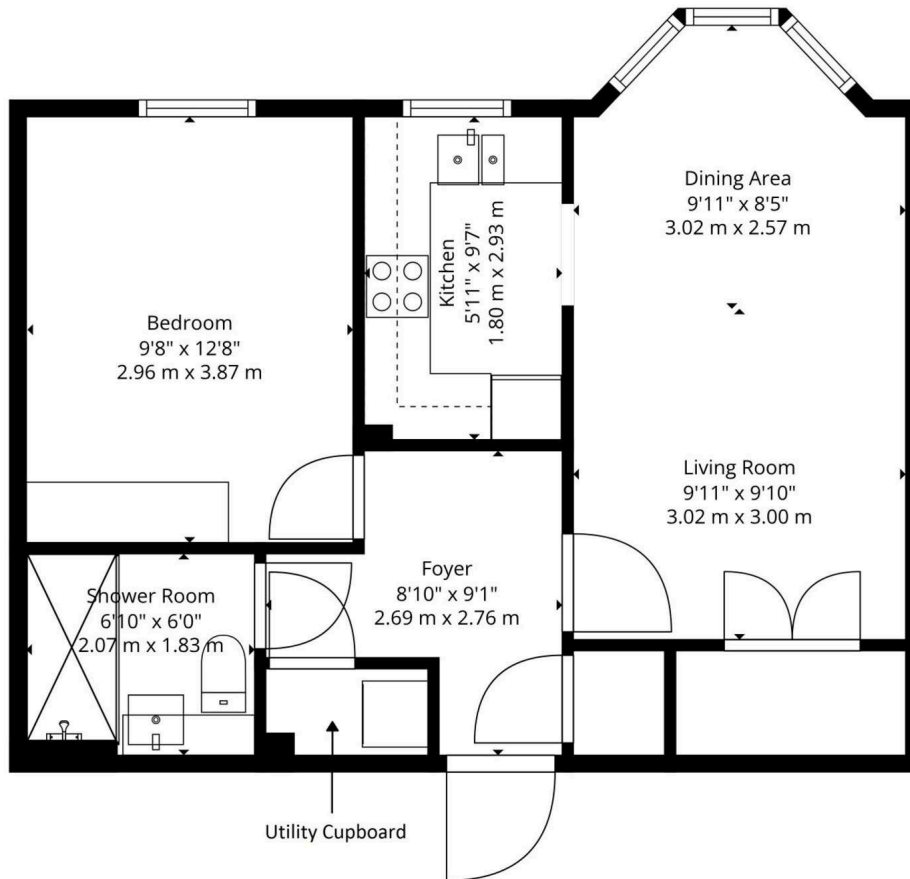












TOTAL: 514 sq. ft, 48 m2
FLOOR 1: 514 sq. ft, 48 m2
EXCLUDED AREAS: WALLS: 46 sq. ft, 4 m2

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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