



Flat 24 Falcon House, 91 Morningside Road
Edinburgh, EH10 4AY

Deans 
Solicitors & Estate Agents LLP



RETIREMENT FLAT

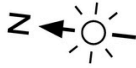
- Living Room
- Kitchen
- One Double Bedroom
- Shower Room
- Electric Heating
- Residents Lounge & Roof Terrace
- Residents Parking
- EPC Rating- C



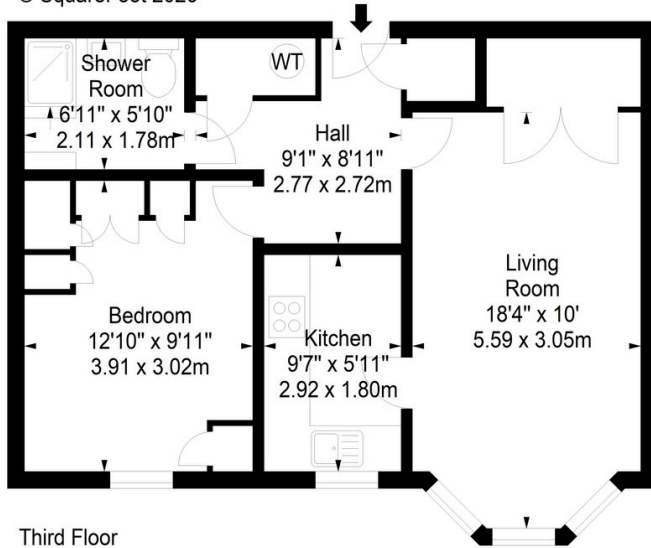
Bright and well-proportioned, this third-floor flat forms part of an established modern retirement development in a sought-after residential area of Edinburgh. This appealing one-bedroom property offers comfortable accommodation with excellent natural light and a practical layout, ideal for those seeking a peaceful and well-supported living environment. The property enjoys views towards the Pentland Hills and is conveniently located close to a wide range of local amenities, cafes, and transport links, with easy access to the city centre and surrounding areas. The accommodation comprises a welcoming entrance hall with useful storage, a generously sized living room offering ample space for both relaxing and dining, and a compact, well-arranged kitchen fitted with base and wall-mounted units. The double bedroom is quietly positioned and benefits from good proportions, while the modern shower room is well presented. Further storage is provided by a hall cupboard. Additional benefits include double glazing and electric heating. 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 ease of access throughout. Included in the sale are the fitted carpets and floor coverings, oven, hob, fridge-freezer, washing machine and lightshades. All included appliances are sold as seen with no warranty provided. The development is professionally managed by Trinity Factors. The property is factored; £177 per calendar month payable to Trinity Factors. Available to residents aged 60 and older.



Morningside Road,
Edinburgh,
Midlothian, EH10 4AY



Approx. Gross Internal Area
527 Sq Ft - 48.96 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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