



91/3 Morningside Road  
EDINBURGH, EH10 4AY

Desirable Morningside location  
Bright, two-bedroom apartment  
Superb communal facilities  
Walking distance to local amenities  
EPC: Band D  
Council tax band: E

91/3 Falcon House, Morningside Road is a most appealing first-floor, two-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 development enjoys beautiful open views across Morningside and towards the Pentland Hills, while being surrounded by an excellent range of local amenities, shops, cafés, and transport links.

The apartment offers well-balanced, generously proportioned accommodation with excellent living space throughout. A bright, well-appointed kitchen provides a practical working area, complemented by an abundance of fitted storage. The shower room has been thoughtfully designed with accessibility in mind, featuring a shower cubicle complete with grab rails and a fitted seat. The primary bedroom benefits from built-in wardrobes, while the second bedroom offers versatile space, ideal for guests or a home office. Further highlights include double glazing, electric storage heating, and ample internal storage.

For added peace of mind, residents benefit from an on-site House Manager and a community alarm system, ensuring both comfort and security.

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.

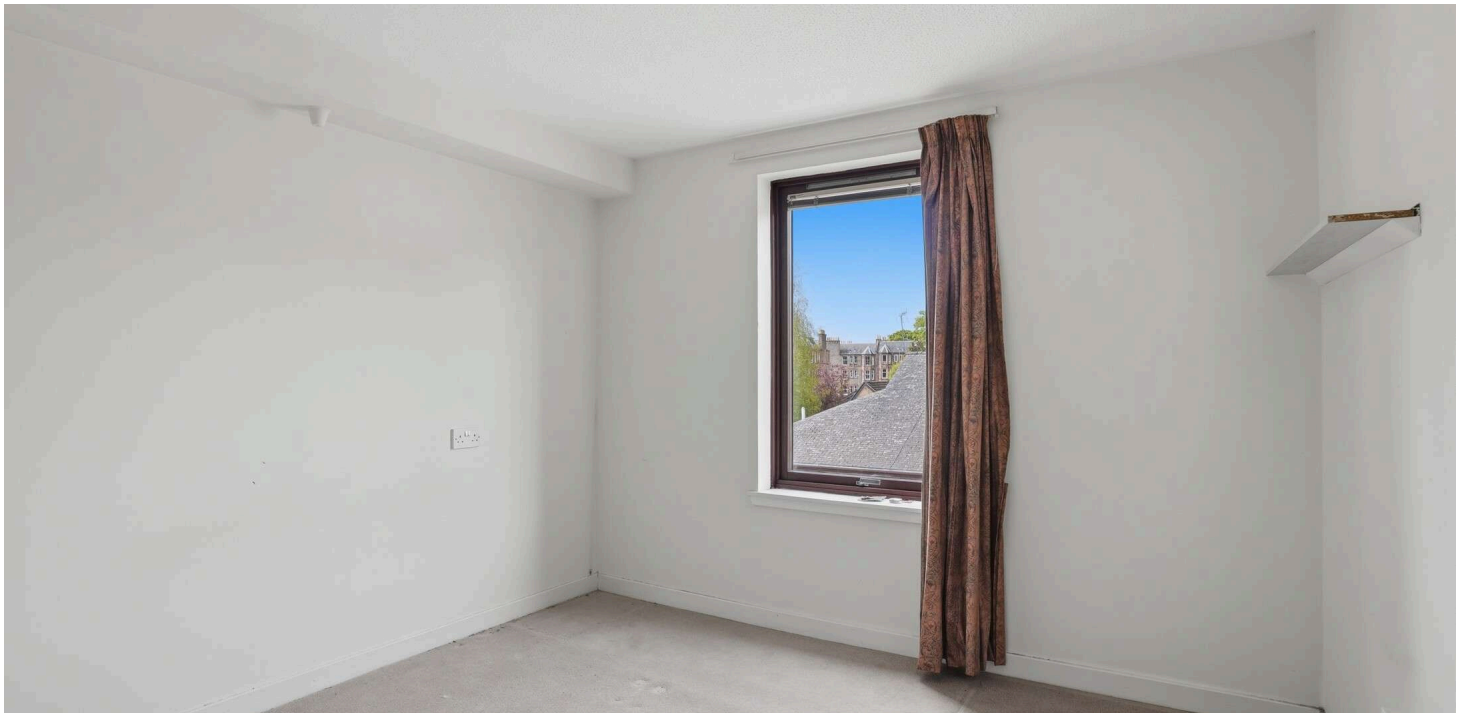
#### **Location:**

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. Edinburgh's city bypass 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.

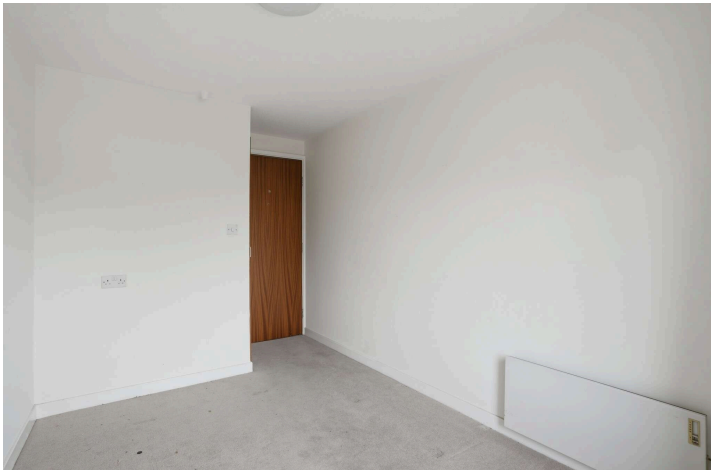
The property is factored; £177 per calendar month payable to Trinity Factors.

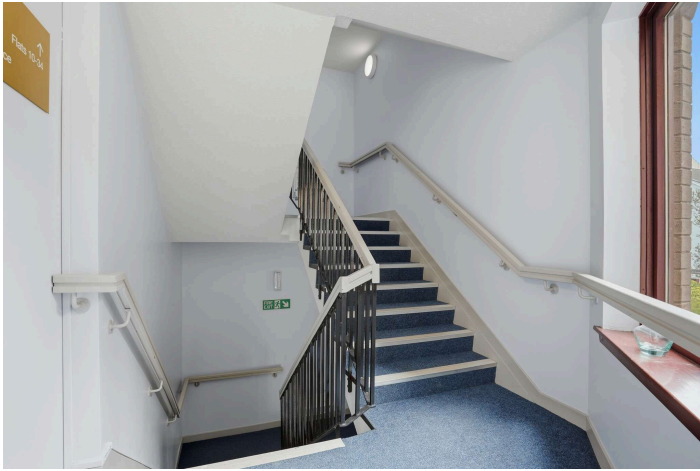
Available to residents aged 65 and older.

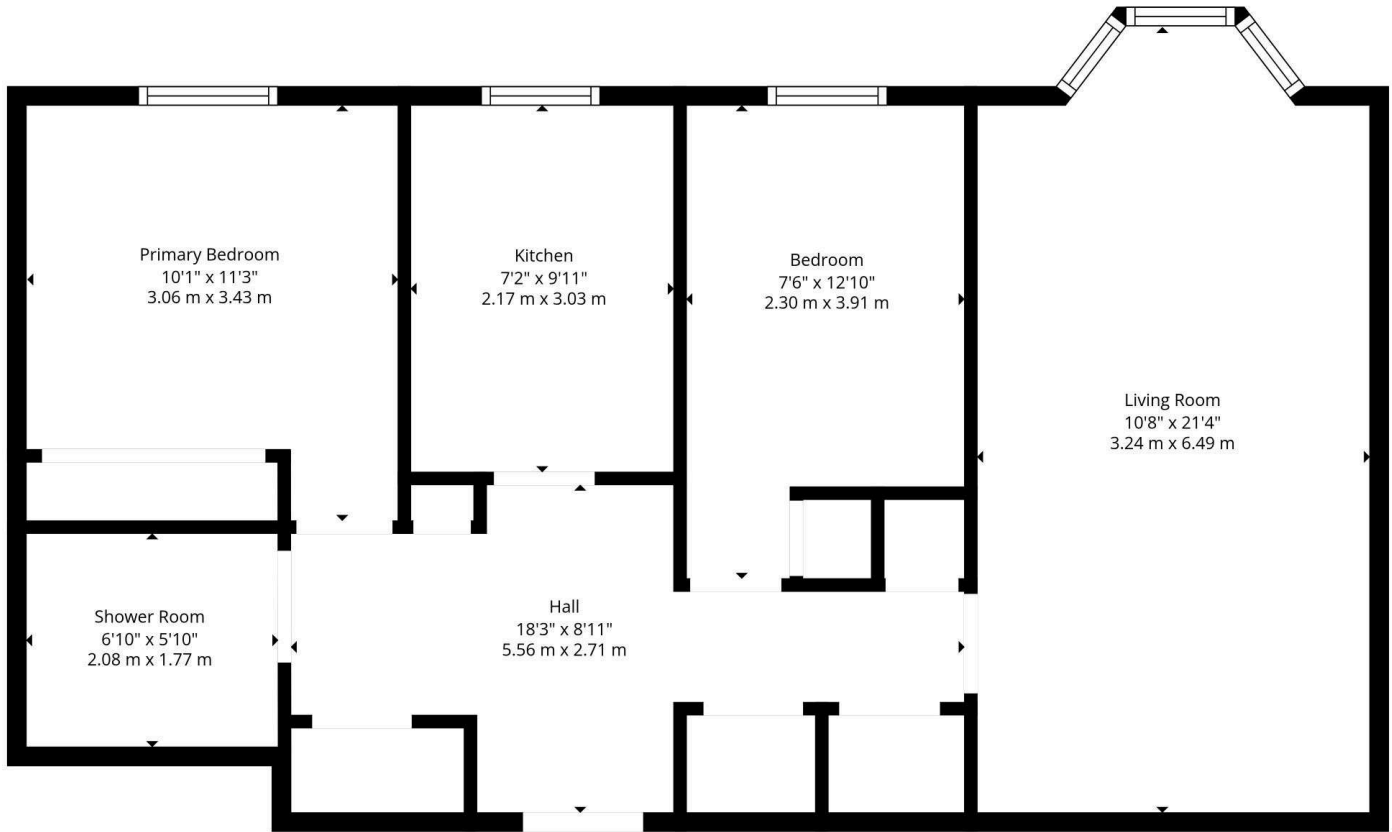












**Total: 695 sq. Ft, 65 m<sup>2</sup>**  
 1st Floor: 695 sq. Ft, 65 m<sup>2</sup>  
 Excluded Areas: Walls: 58 sq. Ft, 5 m<sup>2</sup>

Illustrative Purposes Only. Measurements Are 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](http://www.satsolicitors.co.uk)



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