

KILGOUR

PROPERTY



**Falcon House, 91/8 Morningside Road,
Edinburgh, EH0 4AY**





- Living Room
- Kitchen
- 2 Bedrooms
- Shower Room
- Electric Heating
- Double Glazing
- Secure Entry System
- Lift to all Floors
- Residents Lounge
- Guest Suite
- Residents Parking
- Factor Fees approximately £2200 per annum at point of sale
- Council Tax – Band E
- EPC – Band D

Viewing by appointment through selling agent on 0131 273 5233

Description

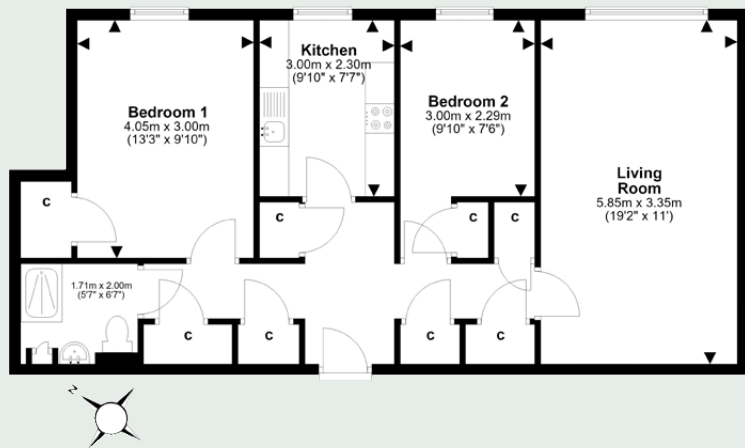
A most appealing first-floor, two-bedroom retirement apartment, forming part of an established and well-maintained development in the heart of Morningside. The apartment offers well-balanced, generously proportioned accommodation with excellent living space throughout and comprises of two good sized bedrooms, a bright Living Room and Kitchen. The shower room has been thoughtfully designed with accessibility in mind, featuring a shower cubicle complete with grab rails and a fitted seat. Further highlights include double glazing, electric storage heating, and ample internal storage. For added peace of mind, residents benefit from a Part Time on-site House Manager. 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.

Available to Female residents aged 60 and older and to Male residents aged 65 and older.

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.



1 2 1 D 
A B C
EPC BANDE 
COUNCIL TAX BAND

Living Room	19'2 x 11'0	5.85m x 3.35m
Kitchen	9'10 x 7'7	3.00m x 2.30m
Bedroom 1	13'3 x 9'10	4.05m x 3.00m
Bedroom 2	9'10 x 7'6	3.00m x 2.29m
Shower Room	5'7 x 6'7	1.71m x 2.00m



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