



91/2 Morningside Road  
Falcon House, Morningside, Edinburgh, EH10 4AY

CALL US ON 0131 447 4747

# 91/2 Morningside Road Falcon House, Morningside, Edinburgh, EH10 4AY

For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Stairs & lifts to upper levels.
- Entrance vestibule.
- Reception hall with excellent storage.
- Superb corner living room with fantastic open outlook.
- Modern fitted kitchen with appliances & storage.
- Good sized double bedroom with built in mirrored wardrobes & fitted bedroom furniture.
- Further double bedroom (currently used as a dining room) with bay window & storage.
- Contemporary fitted shower room.
- White meter heating
- Double glazing.
- Residents parking to rear.
- Residents lounge with roof terrace & stunning views.
- Laundry Room.
- Guest Suite.
- House Manager.
- 24 hour Careline System.



## GENERAL DESCRIPTION

A fabulous first floor flat forming part of a sought after retirement development in the prestigious Morningside district of the City, perfectly positioned for access to a wide range of local amenities all within walking distance and a short journey to the south of Edinburgh City Centre. The property is situated in an excellent corner position and boast views towards the Pentland Hills and is perfect for somebody downsizing and looking to stay in a vibrant location.

## FACTORING NOTE

The block is factored by Trinity Factors at an approximate charge of £180 per calendar month. This covers the maintenance of all the common areas, House Manager, Careline System and also the block buildings insurance. Residents must undergo an assessment to be approved by the House Manager. For individual residents they must be 60 years old or over and for couples one must be over 60 and the other over 55 years old. No resident under 55 years old is permitted.

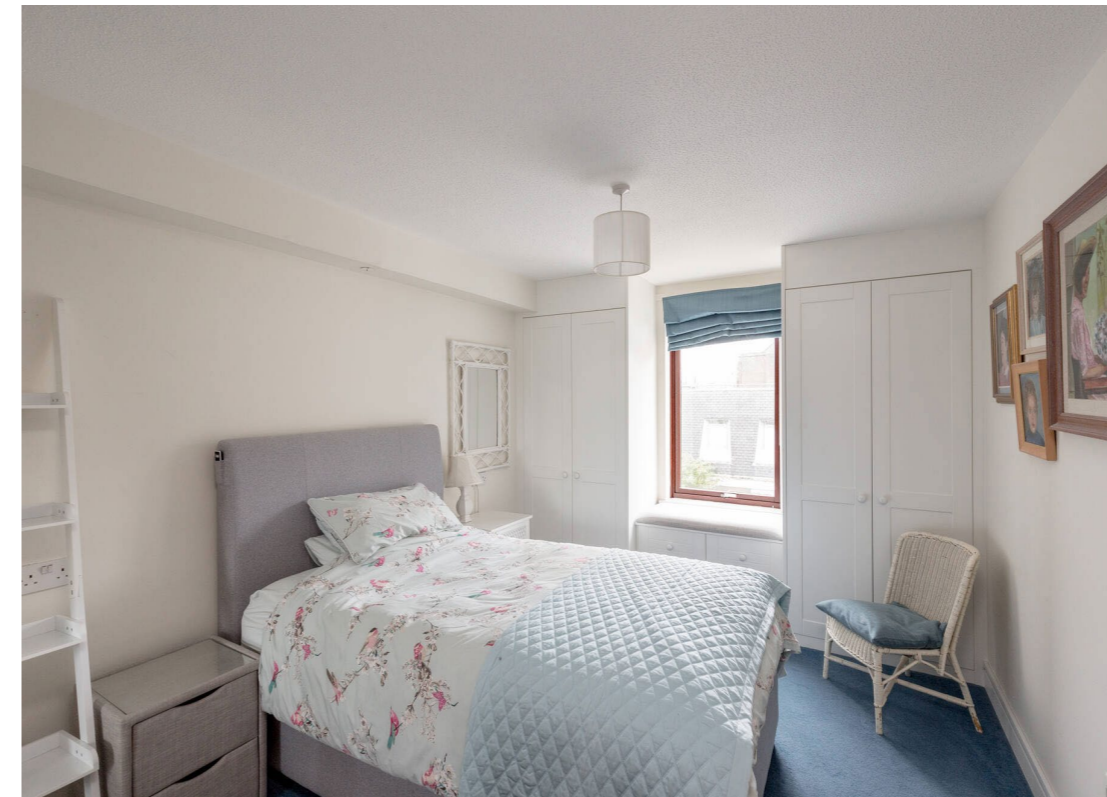
**COUNCIL TAX BAND:** D.  
**TRAIN STATION:** APPROXIMATELY 1.6 MILES TO HAYMARKET STATION.  
**AIRPORT:** APPROXIMATELY 11.3 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

## LOCATION

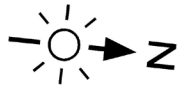
Morningside is a highly respected and much sought-after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated just under 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

### EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING COOKER, AUTOMATIC WASHING MACHINE, FRIDGE/FREEZER AND INTEGRATED DISHWASHER. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



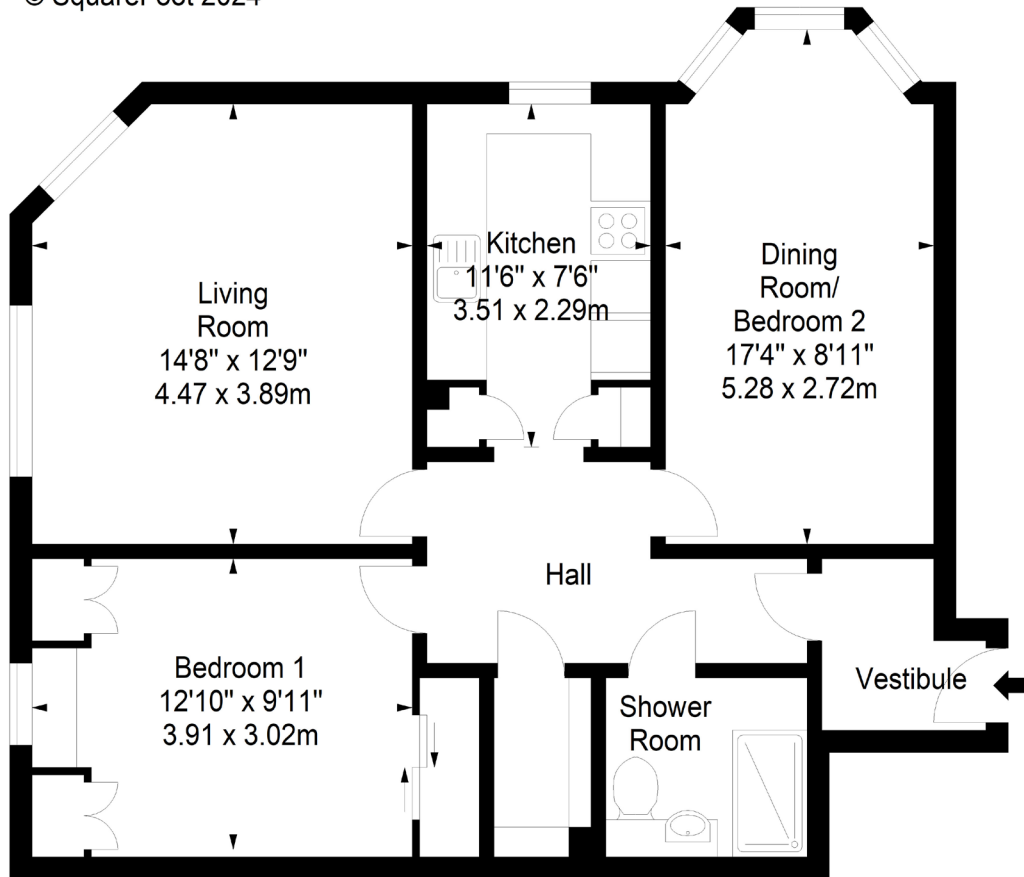
Morningside Road,  
Edinburgh,  
Midlothian, EH10 4AY



Approx. Gross Internal Area  
757 Sq Ft - 70.33 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



ENERGY PERFORMANCE  
CERTIFICATE RATING D



First Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.