











Offers Over
£165,000

14/19 Maxwell Street

Morningside | Edinburgh | EH10 5HU

Located in the highly sought-after Morningside area of Edinburgh, this well-presented apartment is part of a well-maintained retirement development. Available to individuals aged 60 and over, the apartment features double glazed windows and electric heating. The development offers a range of amenities, including a part-time House Manager, a 24-hour careline service, a residents' lounge, a bookable guest suite, a laundry room, and shared grounds with parking for both residents and visitors.

-  1 Bedroom
-  1 Public Room
-  1 Wet room
-  Residents' Parking
-  Communal Gardens
-  Lift
-  EPC Rating – C
-  Council Tax Band - D



Description

Internally the accommodation comprises; The hallway offers generous storage provisions, leading to a reception room with double glass doors that open to a pleasant Juliet balcony. This spacious area includes ample room for furniture, a focal fireplace, and a dining area. The kitchen is equipped with fitted white gloss wall and base units, complemented by tiling in the splash areas, and features an integrated hob, oven, and hood. The double bedroom is carpeted and includes a mirror-fronted built-in wardrobe. The modern and contemporary wet room is designed for ease of maintenance with full acrylic panels throughout, a white two-piece suite, and a walk-in cubicle housing a Mira electric shower.

The development is serviced by FirstPort Property Services, 11 Queensway, New Milton, Hampshire. BL25 5NR with service charge billed every 6 months with the cost split between 53 properties.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Communal Areas

Morningside View is a popular retirement development built by McCarthy & Stone in 1997 and managed by First Port Property Services. Every effort has been made to create a secure and supportive environment for the residents, who can enjoy their independence with peace of mind knowing that assistance can be provided if required. A House Manager is based at the development, supplemented by a 24 hour call line service to Appello. Access into the communal stairway, which is served by a lift to all floors, is by way of a security entryphone system. There is a lovely residents' lounge with kitchen area and also a guest suite, which can be booked for use by family and friends for a modest charge. Regular social activities are organised for the residents to take part in if they wish. A charge is payable in respect of the upkeep and cleaning of the communal areas, garden maintenance, block building insurance and the costs of the house manager.



Viewing

Please contact Neilsons on 0131 625 2222.





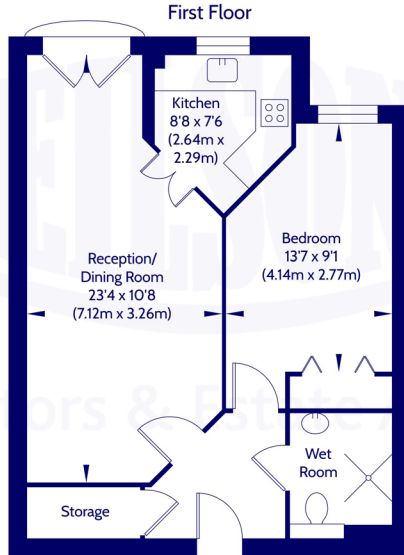
Location

Morningside is a most desirable residential district situated to the south of the City Centre. It offers an abundance of amenities, including a variety of specialist shops and banking, building society and Post Office services. A Sainsbury's, Waitrose supermarket and Marks and Spencer's Food are located nearby and are open seven days a week and the Dominion Cinema and Churchill Theatre are also both located a short distance from the property. Regular bus services run from this area to the City Centre or by travelling south one can connect with the City Bypass. Pleasant walks can be taken on Blackford Hill, along the Hermitage of Braid or Braid Burn. There are several golf courses in the area and Morningside also has a good choice of bars, restaurants and cafes. Excellent schooling is easily accessible in both the state and private sectors.





Approx. Gross Internal Floor Area 47.1 Sq M / 507 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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