











Fixed Price

**£175,000**

## 14/8 Maxwell Street

Morningside | Edinburgh | EH10 5HU

Situated in the highly desirable Morningside area of Edinburgh, this well-presented ground floor apartment is part of a meticulously maintained retirement development, available to individuals aged 60 and over. The apartment boasts double-glazed windows and electric heating. The Morningside View development offers a variety of amenities, including a House Manager, 24-hour Careline service, residents' lounge, guest suite, laundry room, and parking for both residents and visitors. There is also an attractive landscaped garden to the rear with bench seating.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Residents & Visitor Parking (permit)
-  Communal Gardens
-  Lift
-  EPC Rating – C
-  Council Tax Band - D



## Description

This rarely available ground floor apartment is in move-in condition and benefits from a secure entry system, ensuring peace of mind for residents. Upon entering, you are welcomed by a hallway equipped with a good sized storage cupboard. The living/dining room is spacious and inviting, featuring a French door that opens directly onto a private patio and garden area, perfect for enjoying outdoor relaxation. The newly fitted contemporary kitchen is equipped with essential appliances, including a ceramic hob, oven, and fridge/freezer. The double bedroom is generously sized and comes with a built-in wardrobe, offering plenty of storage. Additionally, the apartment features a modern wet room, designed for ease of use and accessibility.

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 and staircase 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.



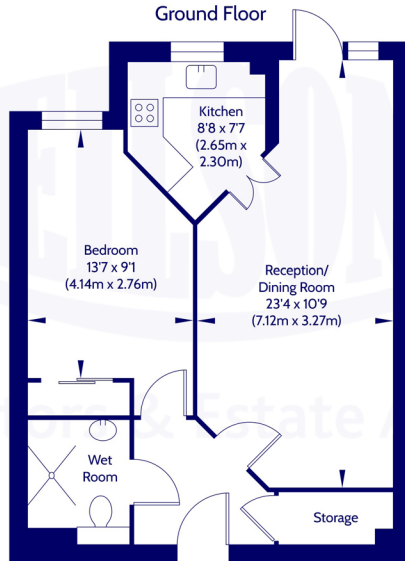


## Location

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, banking and Post Office services. The area is well served with supermarkets including Waitrose, Sainsburys and M&S Simply Food and are open seven days a week as well as several artisan food shops and delis. The Dominion cinema and Church Hill 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.



Approx. Gross Internal Floor Area 47.13 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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