

Jardine Phillips  
Solicitors • Estate Agents

MORNINGSIDE

23/11 MAXWELL STREET  
EH10 5HT



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EPC RATING: C

OFFERS OVER £290,000

## PROPERTY DESCRIPTION

- Open hallway with window & two storage cupboards – a large flexible space that would make an ideal study, dining hall or space for a guest sofa bed. It may even be possible to separate this area off to make a small single bedroom, subject to the usual consents
- Light & airy, dual aspect, south & west facing bay windowed living room with views over to the hills
- Large kitchen/breakfast room with wide range of light grey units & integrated appliances and space for a dining table
- Roomy double bedroom with fitted wardrobe
- Modern ensuite bathroom with walk in shower, sink & wc
- Guest cloakroom with sink & wc
- Gas central heating from Worcester combi boiler (fitted 2018/19) located in the kitchen
- Wooden framed double glazed windows
- Linked alarms
- Neutral decoration & flooring
- Allocated parking space and permit parking on the development
- Factored by Myreside Management at a cost of approx. £85 - £95 per month, including lift, block buildings insurance and maintenance of the stair & communal gardens



## VIEWING

Sunday 2-4pm or By  
appt Please Call  
0131 4466850





## BRIGHT & SUNNY ONE BED THIRD FLOOR MODERN FLAT WITH AMAZING VIEWS, IN QUIET MORNINGSIDЕ CUL DE SAC

This superb one bed flat is situated in a modern development with a lift, in a quiet spot, minutes from the wide range of amenities of popular Morningside. The flat has been well maintained with contemporary kitchen & bathroom fittings and it has the added bonus of a large hallway with window which has flexible uses including study space, dining hall or for a sofa bed for guests. There is an ensuite shower room and a handy guest cloakroom, together with allocated parking space. A perfect apartment for downsizers or professionals working from home. Excellent transport links into the city centre.

### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is well renowned and the property is in the catchment for the new Canaan Lane, Bruntsfield & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Morningside Park, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access

both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, cooker hood, integrated fridge freezer and washing machine are included in the sale. There is also plumbing for a dishwasher in the kitchen.

### HOME REPORT VALUATION

£300,000

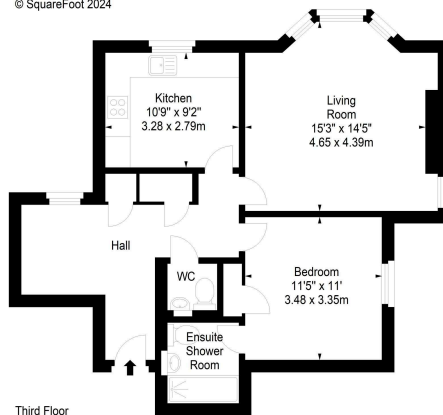


Living room	15'3 x 14'5 (4.65 x 4.39m)
Kitchen/breakfast room	10'9 x 9'2 (3.28 x 2.79m)
Bedroom 1	11'5 x 11' (3.48 x 3.35m)

Maxwell Street,  
Edinburgh,  
City of Edinburgh, EH10 5HT



Approx. Gross Internal Area  
695 Sq Ft - 64.57 Sq M  
For identification only. Not to scale.  
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

