

MORNINGSIDE

14/41 MAXWELL STREET
EH10 5HU



EPC RATING: C

OFFERS OVER £155,000



SUPERB ONE BED RETIREMENT FLAT IN PRESTIGIOUS MORNINGSIDE LOCATION

This beautifully presented, one bed third floor property is located in this very popular retirement development for over 60's, quietly located down a cul de sac off the main road. The flat itself has been neutrally decorated, with a good sized kitchen, large living/dining room, double bedroom with fitted wardrobe, bathroom & storage cupboard, together with well maintained communal areas. There is a wide array of retail outlets, coffee shops, bars, restaurants & transport links available nearby, together with access to some lovely open spaces. Perfect for those looking for a quiet life but with lots of amenities on your doorstep.

VIEWING

By Appointment Please Call 0131 4466850

PROPERTY DESCRIPTION

- Hall with large storage cupboard housing the hot water tank
- Bright, spacious living/dining room with feature fireplace & Juliet balcony
- Modern kitchen with good range of units & appliances
- Double bedroom with fitted wardrobe
- Bathroom with walk-in shower, vanity sink unit & wc
- Electric storage heating & double glazed windows
- Communal residents' lounge with handy kitchen area
- Well maintained south facing landscaped shared gardens
- Off street parking for residents & visitors
- First Port manage the development at a cost of £1,980 per annum to cover a part-time House Manager, a 24-hour careline service, a residents' lounge, a bookable guest suite, a laundry room and communal grounds

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, speciality food stores, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Morningside Park, Hermitage of Braid, Braid Hills, Blackford Hill & Pond and Braidburn Valley Park. There is easy access 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, electric hob, electric oven, extractor fan and freestanding fridge freezer are included in the sale.

HOME REPORT VALUATION

£160,000

Sitting/dining room	14' x 10'11 (4.27 x 3.33m)
Kitchen	7'3 x 5'11 (2.21 x 1.80m)
Bedroom 1	17'4 x 8'6 (5.28 x 2.59m)

Contact:

205 Morningside Road Edinburgh EH10 4QP

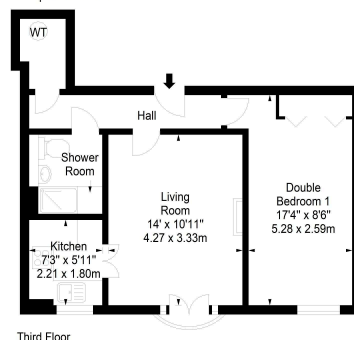
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Approx. Gross Internal Area
479 Sq Ft - 44.50 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors 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.

