

COULTERS[©]

14 (FLAT 30) MAXWELL STREET

MORNINGSIDE, EDINBURGH, EH10 5HU

 1 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Enjoy a quiet yet desirable location with this lovely second floor one-bedroom retirement apartment at McCarthy and Stone's Morningside View. Managed by FirstPort and situated in peaceful landscaped shared gardens it offers comfortable and secure living near to Morningside's excellent local amenities. The home is available to individuals aged 60 and over.

The development has a resident house manager and emergency call line service. All areas are wheelchair accessible, in addition to a lift, guest suite and laundry room. There is also an inviting residents' lounge for socialising and organised activities. The home would benefit from some upgrading, but it is ideally situated and is an opportunity not to be missed.

KEY FEATURES



Superbly situated retirement flat.



Spacious & bright double bedroom.



Well-maintained shared grounds with seating area.



Allocated parking space and further on street metered parking.



Situated in the highly desirable area of Morningside.



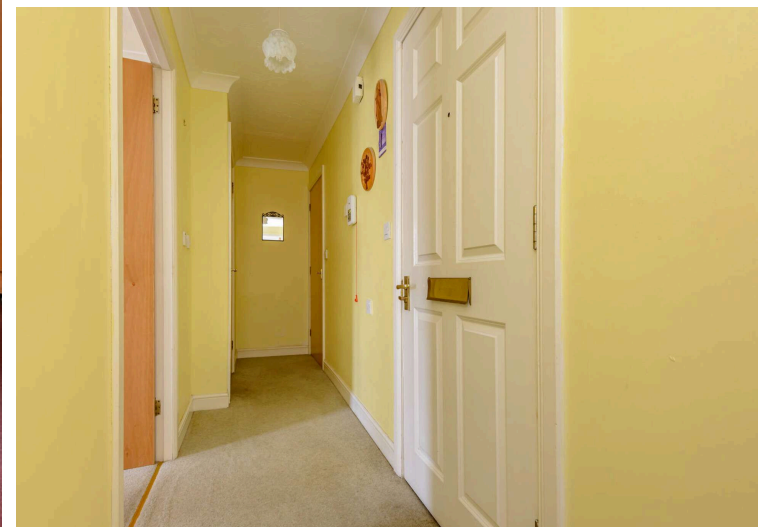
Within walking distance of an array of local amenities.



EPC Rating - B



Council Tax Band - D



The property opens onto a long hall which gives access to all rooms (and a deep storage cupboard). The bright sitting room offers views to the front of the property with a mantelpiece and electric fire forming a cosy focal point in the room. There is also space for a dining table and chairs.

The kitchen has views to the front of the property and is fitted with wall and base mounted units, with a wood effect roll top worktop for practicality. There is an electric cooker with an extractor hood overhead, in addition to a fridge/freezer and microwave. There is a spacious double bedroom with fitted wardrobes and a bathroom fitted with a bath (and shower over), WC and wash hand basin, in addition to a heated towel rail and cupboards below the sink. Externally there are attractive landscaped grounds with a seating area.

Resident's allocated parking is available at the rear of the building and additional metered parking is available on Maxwell Street.



THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers a diverse range of local amenities including Edinburgh's best variety of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. The area has a "village like" feel, whilst boasting the famous Dominion cinema, several theatres and various supermarkets including a Waitrose & M&S. The Hermitage of Braid, Blackford Hill and Braidburn Park offer an abundance of greenspaces and a number of golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre. Morningside is known for a high quality of schooling on offer both at primary and secondary level. Ideally situated for access to Napier University, the University of Edinburgh and the College of Art, all within walking distance. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. Some additional items of furniture may be available by separate negotiation if required. The factors are First Port and the half yearly management fee is £947.

HOME REPORT VALUATION £160,000



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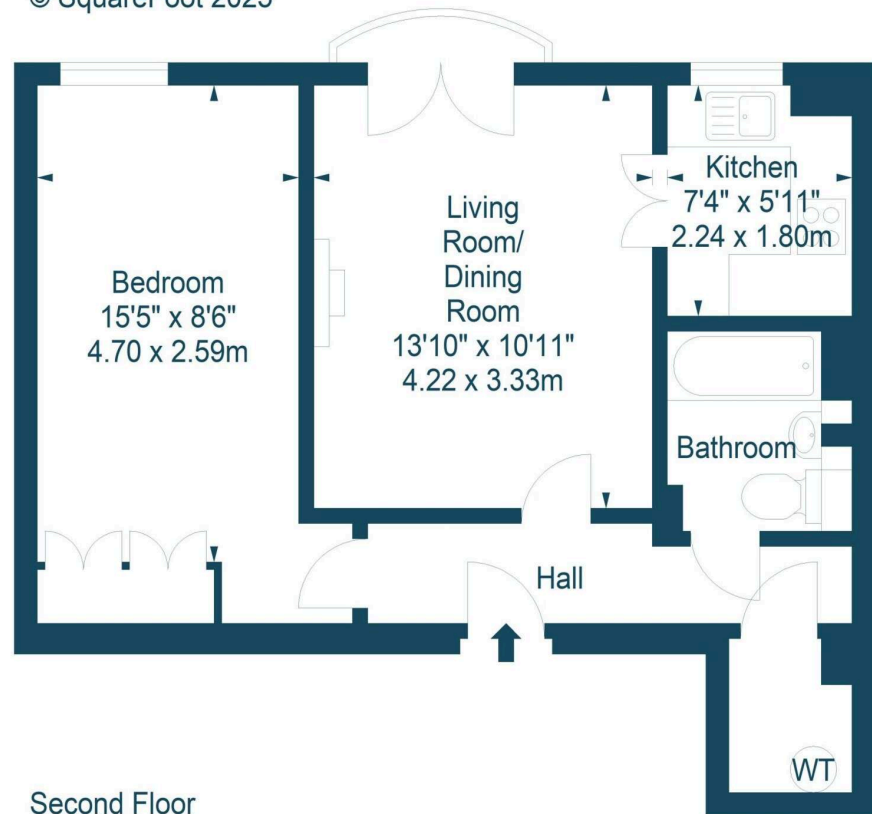


enquiries@coultersproperty.co.uk

**Maxwell Street,
Edinburgh,
Midlothian, EH10 5HU**



Approx. Gross Internal Area
486 Sq Ft - 45.15 Sq M
For identification only. Not to scale.
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Second Floor

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.