


COULTERS<sup>©</sup>

14/34 MAXWELL STREET

MORNINGSIDE, EDINBURGH, EH10 5HU

 2 BED  1 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Enjoying a peaceful position within the well-regarded McCarthy & Stone retirement development at Morningside View, this spacious two-bedroom third floor apartment offers secure and comfortable living for individuals aged 60 and over. Nestled within beautifully maintained communal gardens, the development benefits from a superb location close to Morningside's excellent shops, cafés and transport links.

Residents enjoy a range of amenities, including a friendly residents' lounge, guest suite, laundry facilities, and an on-site house manager with emergency call system. A lift provides easy access to all floors, and the entire development is wheelchair accessible.

The property itself is presented in excellent order and is particularly bright and sunny thanks to its south facing aspect. The generous open-plan living and dining room features double doors with a Juliette balcony, offering a pleasant outlook and space to relax. A stylish separate kitchen adjoins, fitted with modern units, integrated appliances, and a practical layout.

## KEY FEATURES



Retirement flat with lift access.



Well-maintained shared grounds with seating area.



Situated in the highly desirable area of Morningside.



EPC Rating - C



Two double bedrooms.



Allocated parking space.



Within walking distance of an array of local amenities.



Council Tax Band - F





There are two comfortable double bedrooms, the largest with built-in wardrobes, and a contemporary wet room with walk-in shower. Two hall cupboard provide excellent additional storage.

Externally, residents enjoy access to attractively landscaped gardens with seating areas. An allocated parking space within the residents' car park is available to the rear of the building, and additional metered parking can be found on the street.

The factors are First Port and the yearly management fee is approximately £2,600.





## 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. The area is very well served by public transport and benefits from extensive walkways and cycle paths.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring and integrated appliances are included in the sale price. Other items may be available by separate negotiation if required.

**HOME REPORT VALUATION: £0**



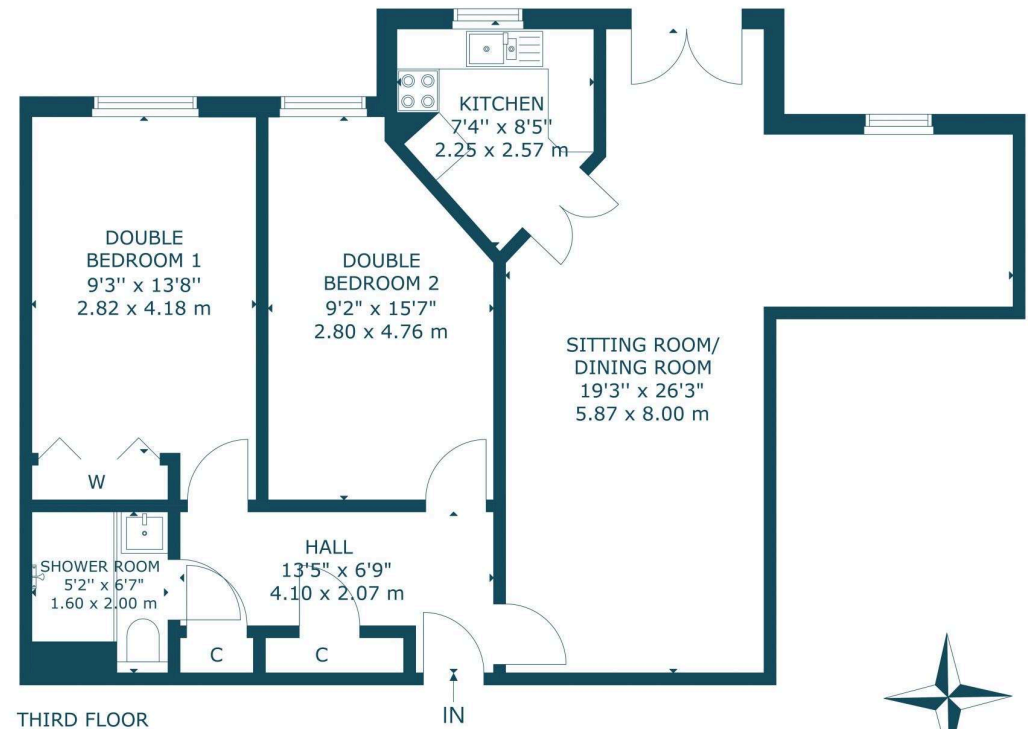
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0131 603 7333



[enquiries@coultersproperty.co.uk](mailto:enquiries@coultersproperty.co.uk)



14/34 MAXWELL STREET, MORNINGSIDE, EDINBURGH, EH10 5HU  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 801 SQ FT / 74 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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## 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.