

MORNINGSIDE

4/7 MAXWELL STREET
EH10 5HU



2



1



2

EPC RATING: D

OFFERS OVER £300,000

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
 - Spacious sitting room with bright bay dormer window & feature brick open fireplace with wooden mantle and a wood burning stove
 - Large kitchen/diner with cream shaker style units & appliances and lots of space for dining & entertaining
 - Principal bedroom with original fireplace & fitted storage
 - Second double bedroom with great range of fitted storage
 - Modern bathroom with bath with electric shower over, vanity sink unit & wc
 - Gas central heating from combi boiler located in the kitchen
 - Upvc double glazed windows
- A wealth of period features including coving, ceiling roses, panelled doors & eaved ceilings
 - Well maintained, south facing communal rear garden with expansive lawn
 - Residents' permit parking in the street together with EV charging points



VIEWING

By Appointment call

Jardine Phillips

0131 4466850





CHARMING TWO BED TOP FLOOR FLAT IN CENTRAL MORNINGSIDE WITH OUTSTANDING VIEWS

Located a stone's throw from the hustle & bustle of Morningside, with its wide array of retail outlets, coffee shops, bars & restaurants, is this spacious, bright third floor apartment with large living room, separate kitchen/diner, two good sized double bedrooms with lots of storage and a modern bathroom. The flat is well presented and would make an ideal home for first time buyers, professionals, investors or a young family, being in the catchment for excellent schools. There are amazing transport links on your doorstep and access to lots of wide-open spaces close by - perfect for those that love spending time outdoors.

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. Local schooling is well-renowned and the property is in the catchment for Canaan Lane, South Morningside & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. 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 and 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

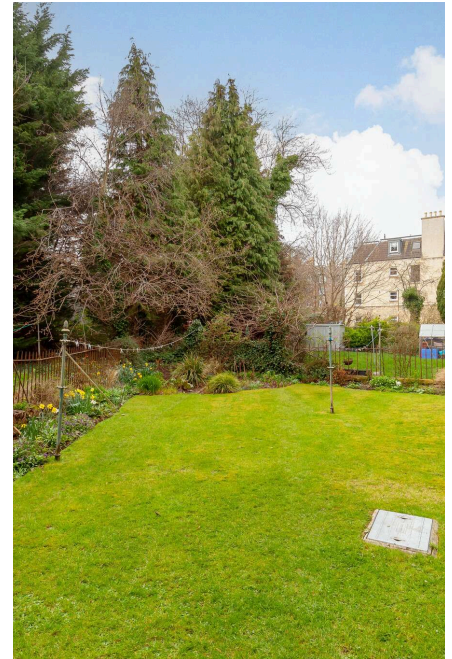
the city bypass and the motorway network beyond.

EXTRAS

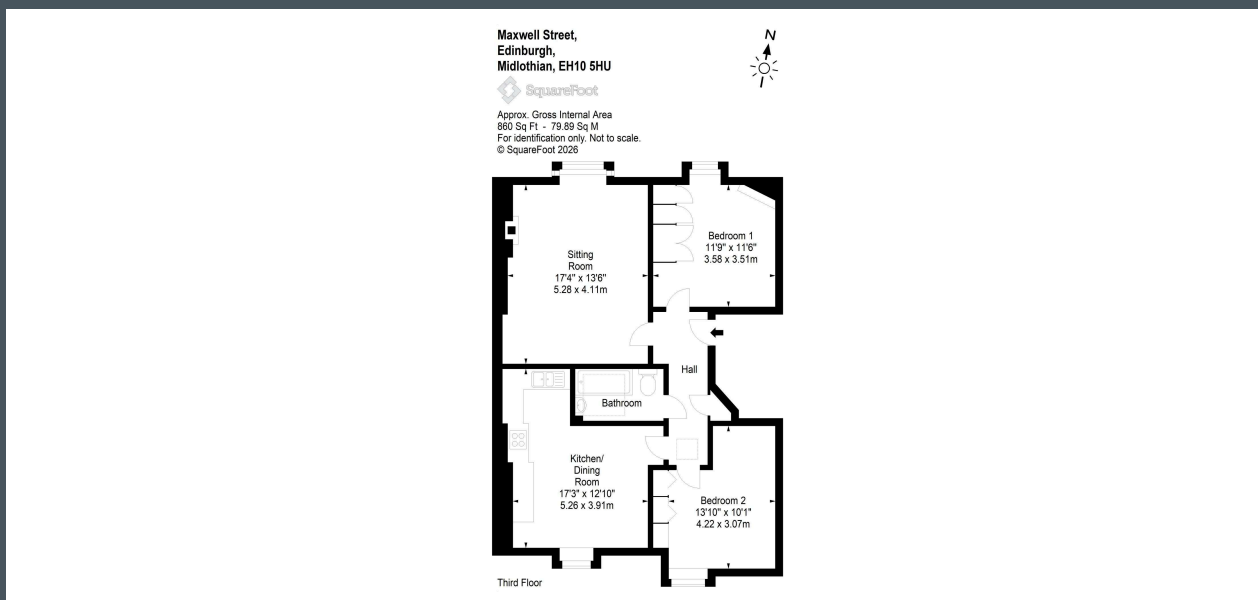
The blinds/curtains, light fittings, electric hob, oven, cooker hood, slimline dishwasher, integrated fridge, drinks fridge and washing machine are included in the sale.

HOME REPORT VALUATION

£310,000



Sitting room	17'4 x 13'6 (5.28 x 4.11m)
Kitchen/dining room	17'3 x 12'10 (5.26 x 3.91m)
Bedroom 1	11'9 x 11'6 (3.58 x 3.51m)
Bedroom 2	13'10 x 10'1 (4.22 x 3.07m)



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.