



27/4 Maxwell Street  
MORNINGSIDE | EDINBURGH | EH10 5FT

  
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solicitors & estate agents



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Nestled in a quiet cul-de-sac in the heart of prestigious Morningside, moments from excellent cafes, bakeries, artisan shops and quick transport links is this spacious ground floor apartment. Boasting an allocated parking space, manicured communal grounds, secure Entryphone access, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards, a bright dual aspect lounge with generous dining space and a door providing direct access to a seating area, a large kitchen with attractive units, a master bedroom with built-in wardrobe and new en-suite shower wet room, a second well-proportioned double bedroom with further built-in wardrobe and the flat is completed by a stylish new shower wet room.

- Modern ground floor apartment in heart of Morningside
- Allocated parking space
- manicured communal grounds
- Welcoming hallway with ample storage
- Bright dual aspect lounge with dining space
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Two new shower wet rooms
- Factor fees payable to Myreside management, approximately £265-£350 per quarter

Energy rating C, Council Tax Band F

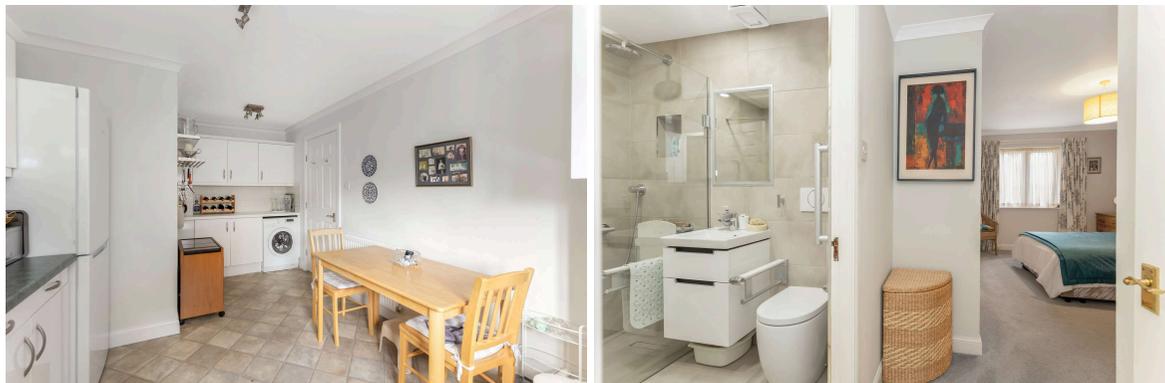
All fixtures, fittings, integrated appliances, dishwasher, washing machine and fridge/freezer are included in the sale

Any other furniture may be available through separate negotiation.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Morningside is a highly sought-after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's premier addresses and boasts some of the best independent amenities in Edinburgh. Leisure wise the choice is first class and includes a number of artisan bars, restaurants, coffee shops, theatres and an independent cinema. The property is conveniently placed to access the universities and first rate local schooling both state and private. Pleasant walks are available with the Blackford and Braid Hills conveniently close. The city centre itself can be accessed quickly by foot, car or public transport and the city bypass is also easily accessible





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.