

MORNINGSIDE

23/3 MAXWELL STREET
EH10 5HT



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EPC RATING: C

OFFERS OVER £450,000

PROPERTY DESCRIPTION

- Entrance hallway with storage cupboard, leading to
- Open dining hall with storage cupboard and French doors to the private patio and shared communal gardens
- Light & airy, dual aspect living room with feature fireplace, overlooking the gardens
- Good sized kitchen/breakfast room with wide range of light wood fitted units & appliances and space for a breakfasting table
- Principal bedroom with fitted wardrobes and ensuite shower room with, sink & wc
- Second double bedroom with fitted wardrobes and ensuite bathroom with sink & wc
- Third bedroom which could equally make a great study for working from home
- Main shower room with walk in shower, sink & wc
- Gas central heating from combi boiler located in the kitchen
- Timber framed double glazed windows
- Neutral decoration & flooring
- Allocated parking space and permit parking on the development
- Factored by Myreside Management at a cost of approx. £255-330 per quarter, including block buildings insurance and maintenance of the building & communal gardens



VIEWING

By appt pls call
Jardine Phillips
0131 4466850





BRIGHT & SPACIOUS THREE BED GROUND FLOOR MODERN FLAT WITH PRIVATE PATIO, IN QUIET MORNINGSIDE CUL DE SAC

This superb, well maintained apartment (all 1's in the Home Report) is situated in a modern development in a quiet spot, minutes from the wide range of amenities of popular Morningside. The property has been well maintained with contemporary kitchen & bathroom fittings, a large living area leading to a dining hall with French windows out to private patio and the impeccable communal gardens, a breakfasting kitchen, three good sized bedrooms, two of which have ensuites, a family bathroom and an allocated parking space. A perfect apartment for downsizers or professionals with its great transport links into the city centre, or for a young family, being in the catchment for excellent schools.

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), speciality food stores, independent retailers, 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, and there are a good range of gyms/leisure facilities & golf courses a short drive away. The property is also well placed for lots of walks and open spaces including 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, double oven, extractor fan, dishwasher, freestanding fridge freezer, washing machine and tumble dryer are included in the sale.

HOME REPORT VALUATION

£475,000

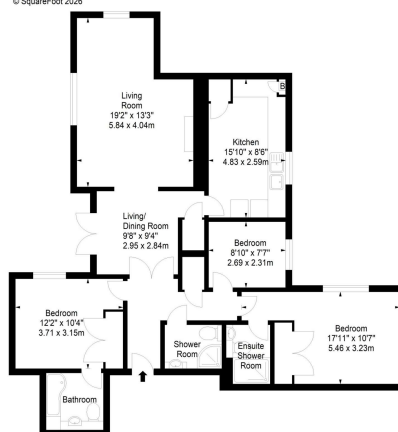


Living room	19'2 x 13'3 (5.84 x 4.04m)
Kitchen/breakfast room	15'10 x 8'6 (4.83 x 2.59m)
Bedroom 1	12'2 x 10'4 (3.71 x 3.15m)
Bedroom 2	17'11 x 10'7 (5.46 x 3.23m)
Bedroom 3	8'10 x 7'7 (2.69 x 2.31m)

Maxwell Street,
Edinburgh,
Midlothian, EH10 5HT



Approx. Gross Internal Area
1087 Sq Ft - 100.88 Sq M
For identification only. Not to scale.
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Ground Floor

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.

