

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

9/5 MAXWELL STREET
EH10 5HT



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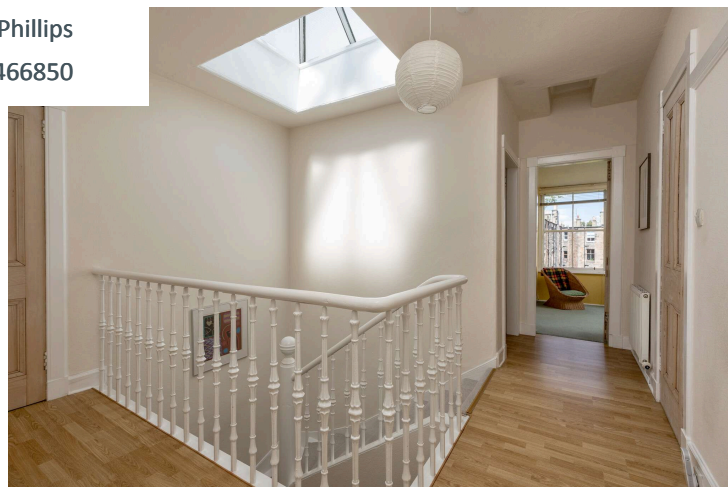
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EPC RATING: D

OFFERS OVER £550,000

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard and handsome original staircase to the upper level flooded with light from cupola above
- Charming, bright bay windowed sitting room with feature stove/burner on tiled hearth & Edinburgh press
- Spacious kitchen/diner with wide range of white shaker style units & appliances, together with two larder cupboards
- Elegant, sunny dining room with gas fire and Boxroom which could easily make a second bathroom (subject to the usual consents) or study space
- Double bedroom/second sitting room on lower level
- Four double bedrooms on the upper level with dormer windows & outstanding views
- Modern shower room with shower cubicle, sink & wc
- Gas central heating from updated boiler (2019) & hot water cylinder both located in the kitchen
- Mixture of timber framed single glazed & replacement upvc double glazed windows (2005)
- A wealth of period features including ornate cornicing, ceiling roses, panelled doors, stripped wood flooring, balustrading, cupola & eaved ceilings
- Well maintained, communal rear garden with expansive lawn
- Residents' permit parking in the street together with EV charging point
- Potential to turn into a HMO subject to the usual planning consents

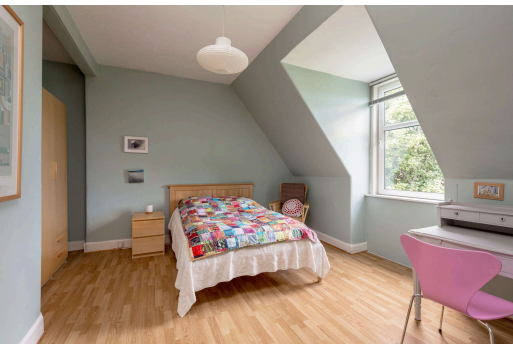


VIEWING

By appointment call

Jardine Phillips

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EXPANSIVE ORIGINAL FIVE BED THREE RECEPTION ROOM DOUBLE UPPER IN CENTRAL MORNINGSIDЕ WITH FAR REACHING 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 second/third floor double upper apartment with large bay windowed sitting room with stove, generous kitchen/breakfast room, separate dining room and double bedroom/second sitting room on the lower level, with four further double bedrooms and a shower room on the upper level. The property is well presented and would make an ideal home for professionals, sharers, investors or a young family, being in the catchment for the new Canaan Lane, South Morningside & Boroughmuir High Schools. There are also amazing transport links on your doorstep and access to lots of wide-open spaces close by.

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Sainsbury, 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

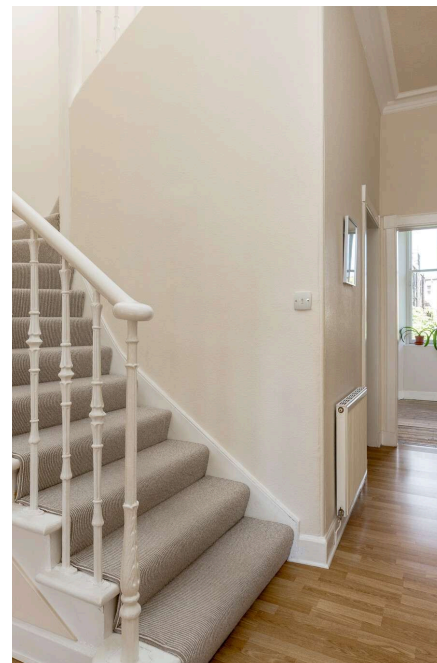
numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, freestanding gas cooker, dishwasher, freestanding fridge/freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£575,000

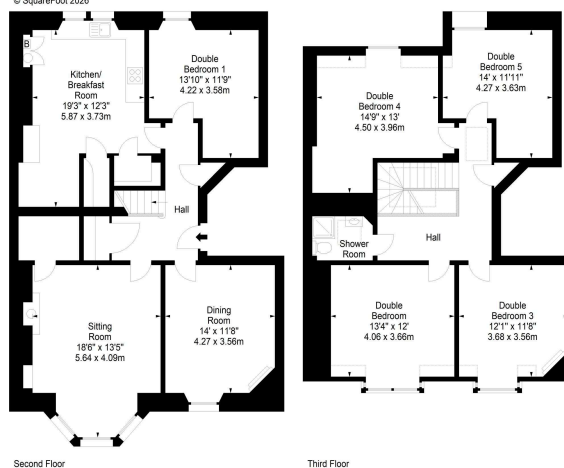


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|------------------------|-----------------------------|
| Sitting room | 18'6 x 13'5 (5.64 x 4.09m) |
| Kitchen/breakfast room | 19'3 x 12'3 (5.87 x 3.73m) |
| Dining room | 14' x 11'8 (4.27 x 3.56m) |
| Bedroom 1 | 13'10 x 11'9 (4.22 x 3.58m) |
| Bedroom 2 | 13'4 x 12' (4.06 x 3.66m) |
| Bedroom 3 | 12'1 x 11'8 (3.68 x 3.56m) |
| Bedroom 4 | 14'9 x 13' (4.50 x 3.96m) |
| Bedroom 5 | 14' x 11'11 (4.27 x 3.63m) |

Maxwell Street, EH10 5HT



Approx. Gross Internal Area
1949 Sq Ft - 171.77 Sq M
For identification only. Not to scale.
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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.

