



29/9 Maxwell Street, Morningside, Edinburgh, EH10 5HT

Bright and spacious three-bedroom fourth floor flat with south-facing balconies, lift and garage

URQUHARTS
EDINBURGH



DESCRIPTION

29/9 Maxwell Street is a bright and spacious three-bedroom fourth floor flat, forming part of an established development, with south-facing balconies, lift to all floors, private garage and residents parking. Superbly situated in the sought-after Morningside area with excellent schools, amenities and public transport links on the doorstep, this property would suit a range of buyers including professionals, families, downsizers or those looking for a secure pied-à-terre.

Welcoming entrance hall with two storage cupboards; bright south-facing living room with electric fireplace and patio door access to a balcony which could accommodate outside seating as well as a Juliette balcony; spacious kitchen / dining room with fitted kitchen wall & base units and integrated appliances; master bedroom with en-suite shower room; two further good-sized double bedrooms, all with built in wardrobes; and a contemporary shower room with three-piece suite.

ACCOMMODATION

Entrance hall. Living room. Kitchen / dining room. Three double bedrooms (one en-suite). Shower room

Gas central heating. Double glazing. Well-maintained communal garden grounds. Lift to all floors. Private garage with electric door, power and light. Unallocated residents parking. The development is factored by Myreside Management and there is an approx. quarterly fee of £200 for the upkeep of the communal areas (including common buildings insurance).

LOCATION

Maxwell Street is situated in one of Edinburgh's prime residential districts, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses





of East Lothian, and west to Edinburgh Airport and north to the Forth Road Bridge. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Catchment schools are South Morningside Primary and Boroughmuir High School, with private schooling at nearby George Watson's College. Napier University campuses at Craiglockhart and Merchiston are also within walking distance.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **F**

The property has an Energy Rating Category **B**

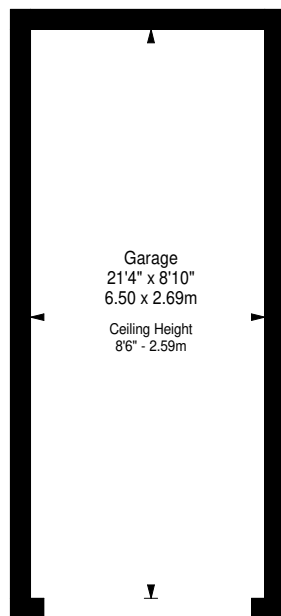
Tenure Freehold



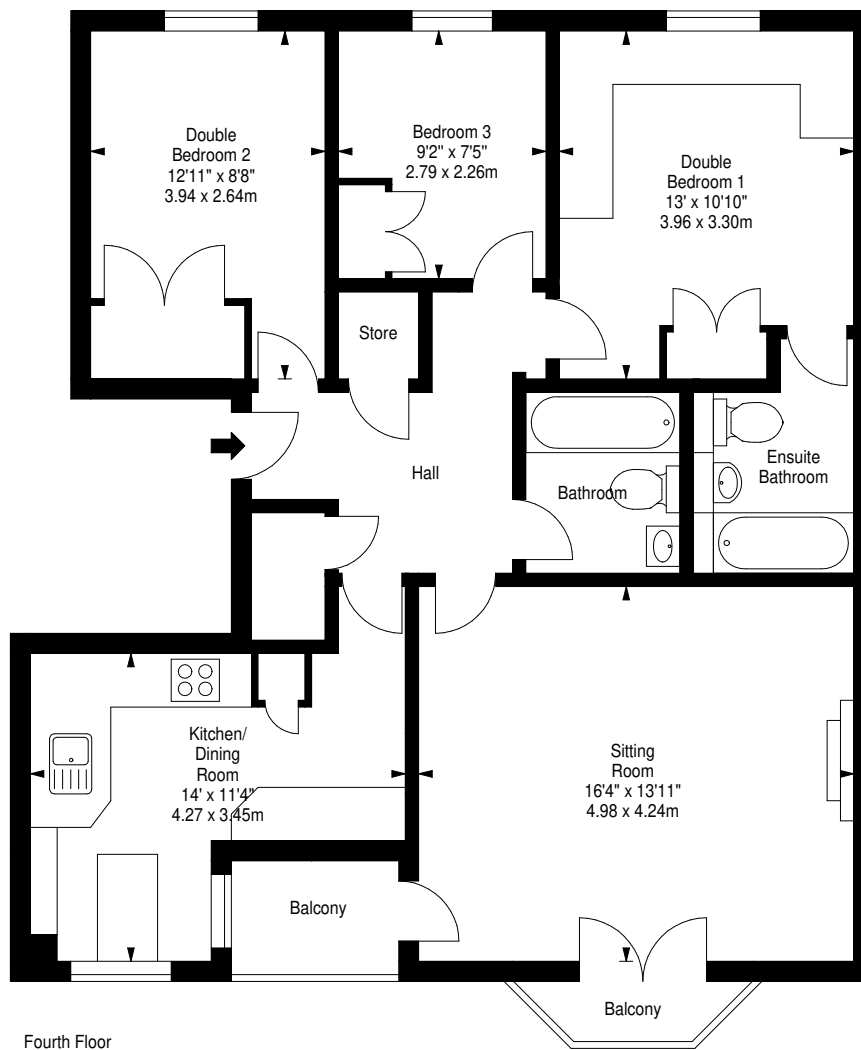
**Flat 9,
29 Maxwell Street,
Edinburgh,
Midlothian, EH10 5FT**



Approx. Gross Internal Area
920 Sq Ft - 85.47 Sq M
Garage
Approx. Gross Internal Area
186 Sq Ft - 17.28 Sq M
For identification only. Not to scale.
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Ground Floor



Fourth Floor



NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.