



21/5 Maxwell Street, Edinburgh, EH10 5HT



Welcome

Welcome to Maxwell Street, set within a well-maintained and factored modern development, this impressive two-bedroom second floor apartment with open outlook offers bright, spacious accommodation along with the added benefit of an allocated parking space and beautifully kept communal gardens, all located in the highly desirable Morningside area of Edinburgh. Further benefits include a secure entry system, double glazing, and gas central heating. This property offers an excellent opportunity to the first-time buyer, professionals, small families or investors. Presented to the market in excellent order throughout, we would recommend an early viewing.

Features

- Reception hallway
- South facing living room
- Fitted breakfasting kitchen
- Two double bedrooms, one with en suite bathroom
- Bathroom comprising WC, wash hand basin and bath with shower over
- Gas central heating (combi boiler installed in 2024)
- Double glazing throughout
- Allocated parking space, permit parking and further metered parking available
- Communal garden areas
- Secure entry system







Morningside

Situated to the south of Edinburgh's city centre, Morningside is widely regarded as one of the capital's most desirable residential areas, known for its charming village atmosphere and excellent local amenities. Morningside offers an outstanding selection of independent boutiques, cafés, restaurants, and artisan shops, alongside well-known retailers, creating a vibrant yet relaxed community feel. Nearby Bruntsfield complements the area with further leisure options, while green spaces such as The Hermitage of Braid and Blackford Hill provide beautiful outdoor escapes within easy reach. The area is particularly popular with professionals and families alike, benefiting from highly regarded schooling options and excellent recreational facilities, including golf courses, tennis clubs, and gyms. Frequent public transport services offer quick and easy access to the city centre, as well as to the financial district and major universities, making Morningside an ideal location for commuters. Combining convenience, character, and a strong sense of community, Morningside continues to be one of Edinburgh's most sought-after addresses.

Agent's Note

The development is factored by Myreside Management with an approximate annual fee of £900 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer. Included in the sale are the integrated kitchen appliances and white goods, fixtures & fittings and blinds where fitted.





Get in touch

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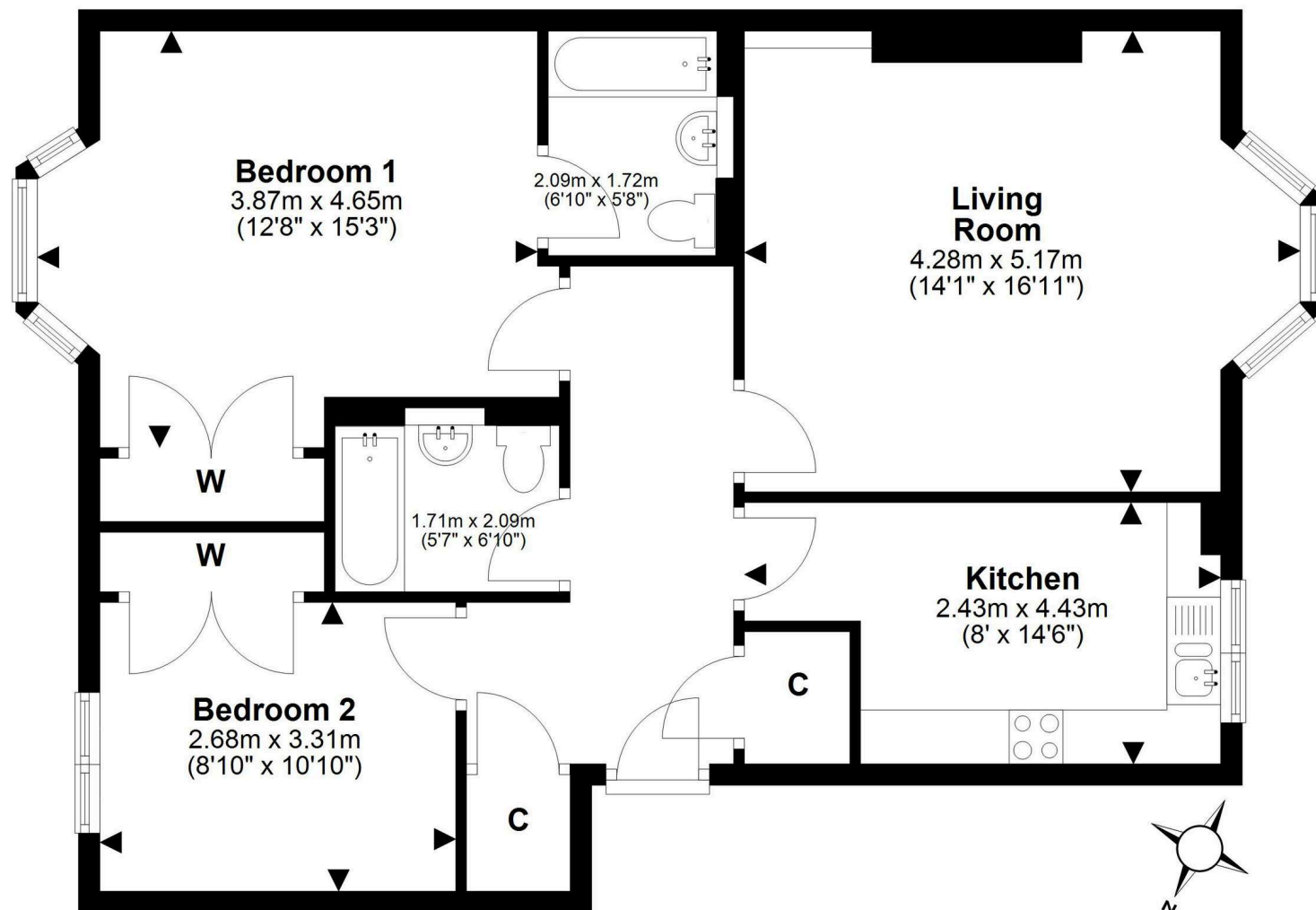
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



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.