

campbell
smith

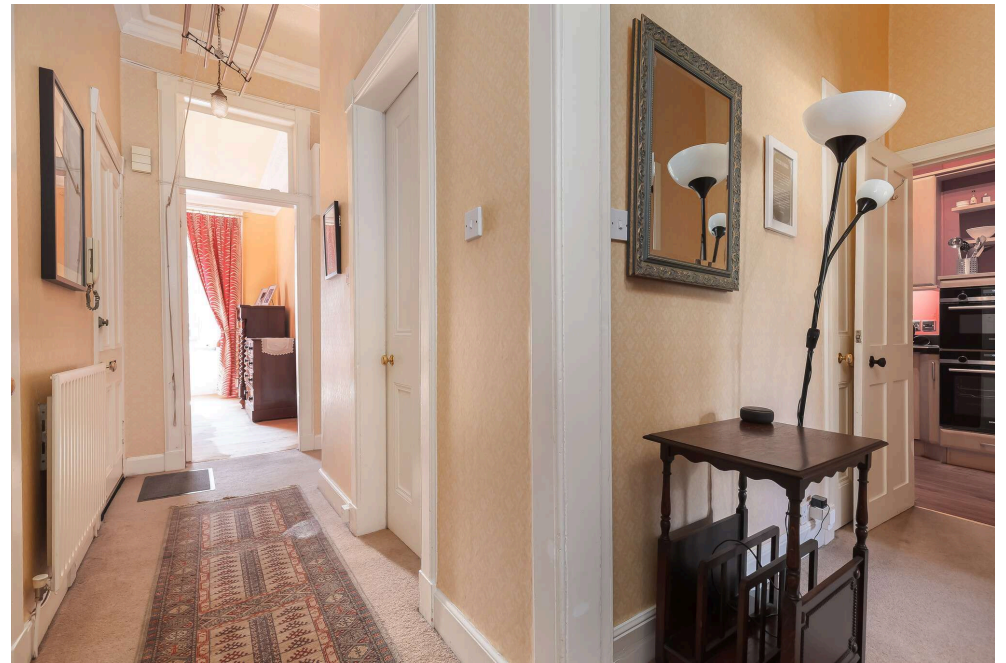
7/4 Maxwell Street,
Edinburgh,
EH10 5HT



- Bright and well proportioned First Floor Flat forming part of a handsome traditional sandstone tenement
- Quiet cul-de-sac location off Morningside Road
- Excellent local amenities and facilities
- Reception hall
- Sunny bay-windowed lounge with feature fireplace
- Fully fitted kitchen with granite work surfaces
- Three double bedrooms
- Box room with built-in cabin bed
- Bathroom with white suite & shower
- Gas central heating with combination boiler
- Quality sash & case double glazing
- Well kept shared rear garden
- Residents permit parking
- Secure entry system
- Private cellar storage space with power & light

Offers Over : £355,000











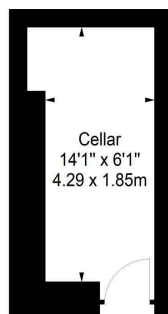
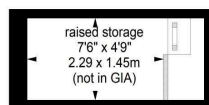


Maxwell Street,
Edinburgh,
Midlothian, EH10 5HT

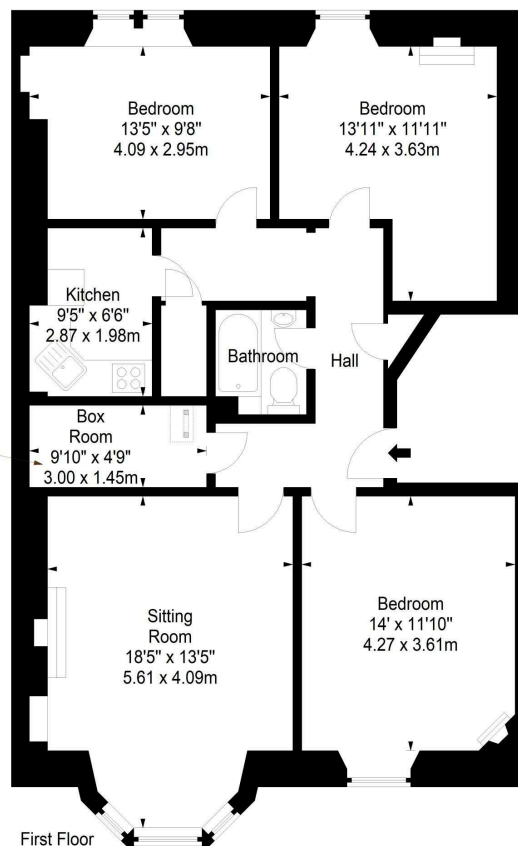


Approx. Gross Internal Area
979 Sq Ft - 90.95 Sq M

Cellar
Approx. Gross Internal Area
91 Sq Ft - 8.45 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Basement



First Floor



Extras

All fitted carpets and fitted floor coverings, some curtains, blinds, gas hob, electric oven, microwave combination oven, cooker hood, washing machine, slimline dishwasher and wardrobe units in Bedroom 3.



Buses

On Morningside Road - 5, 11, 15, 16, 23 & 36.



Shops

Sainsbury's and Waitrose on Morningside Road, local Marks and Spencer's Food Hall, Tesco on Colinton Road & Asda at Chesser.



Schools

Canaan Lane Primary School/South Morningside Primary School, St Peter's RC Primary School, Boroughmuir High School and St. Thomas of Aquin's RC High School.



Parking

Residents permit parking is available on Maxwell Street itself.



Council Tax Band D



EPC C



Factor

N/A



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.

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