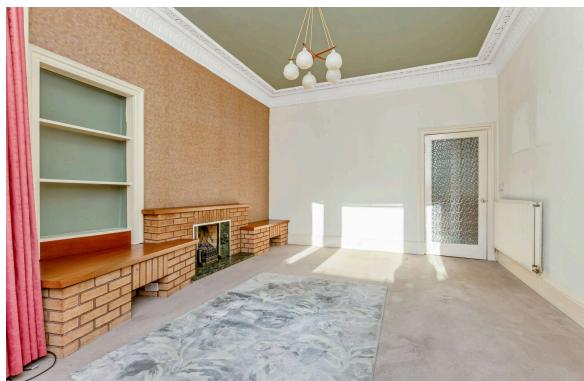




13/4 Maxwell Street
MORNINGSIDE | EDINBURGH | EH10 5HT

wariners
solicitors & estate agents



13/4 Maxwell Street

MORNINGSIDE | EDINBURGH | EH10 5HT

Exceptionally bright and spacious south-facing first floor flat forming part of a traditional tenement, superbly tucked away in a quiet cul-de-sac only a stone's throw from an excellent choice of amenities on the main Morningside thoroughfare and convenient for the central universities.

Plenty of natural light filters in through the south-facing bay window of the well proportioned living room of this property, which retains a decorative cornice to the ceiling and a shelved display press. Further public living space is to be found to the rear where the twin windowed dining room is part open plan to a kitchen with window. Additional accommodation includes the south facing principal double bedroom with ceiling cornice and fitted mirrored wardrobe, a second double bedroom, also with fitted wardrobe space, a handy boxroom, and bathroom.

Fittings and fixtures within the property are sold as seen and no guarantees are given in respect of their condition or working order.

There is a planning application under review relating to a site at 5 Millar Place to the rear of Maxwell Street. For further information see -

[https://citydev-portal.edinburgh.gov.uk/idxpa-web/
applicationDetails.do?keyVal=SLP3KEEWIV200&activeTab=summary](https://citydev-portal.edinburgh.gov.uk/idxpa-web/applicationDetails.do?keyVal=SLP3KEEWIV200&activeTab=summary)

- Sunny bay windowed living room
- Dining room part open plan to Fitted kitchen
- Two double bedrooms, each with fitted wardrobe space and a boxroom
- Bathroom
- Entrance hall with store cupboard
- Double glazing to kitchen and bathroom
- Gas central heating
- Security Entryphone system
- Shared garden
- Permit parking

Council Tax D, Energy Rating C

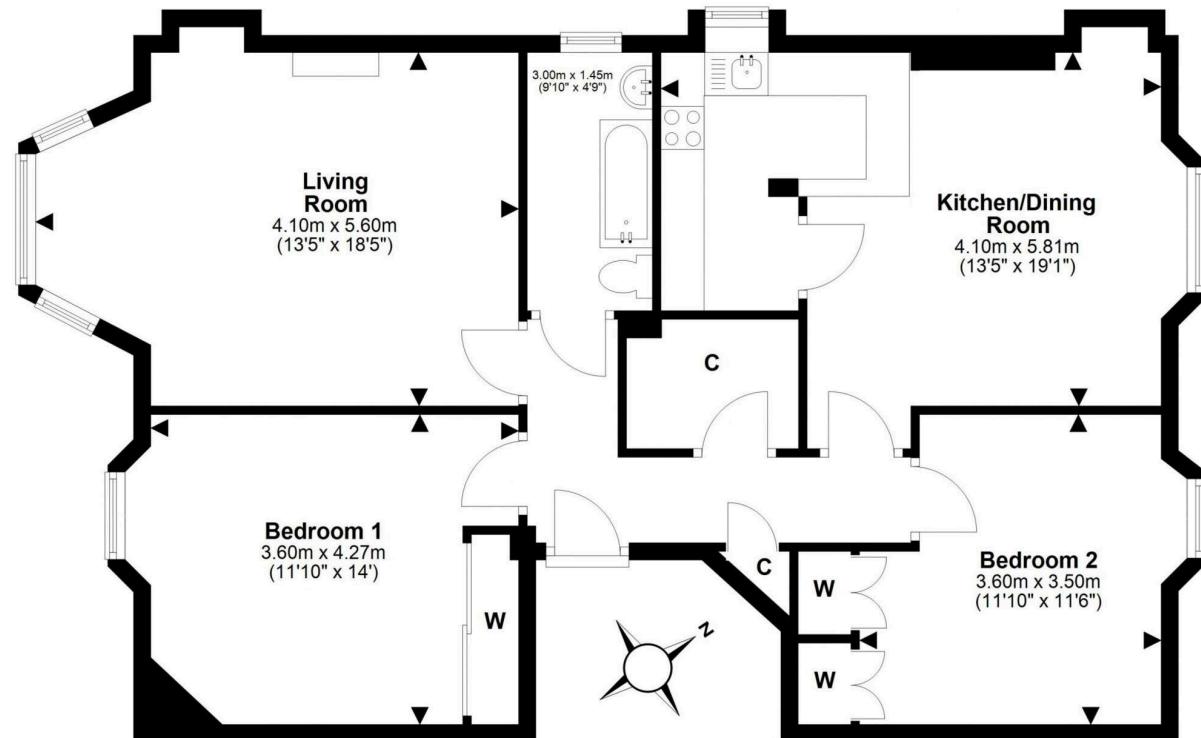
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, curtains, blinds and white goods will be included in the sale.

Morningside is a sought after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's best shopping areas, and its amenities are on a par with anything Edinburgh has to offer. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. There is good quality schooling, both in the public and private sectors and the central universities are within easy reach. Pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. The city centre itself can be accessed in a matter of minutes by car or public transport and the by-pass is also easily accessible.





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.