



# 27/8 MAXWELL STREET

Morningside, Edinburgh, EH10 5FT



1

Public Room



2

Bedrooms



2

Bathroom

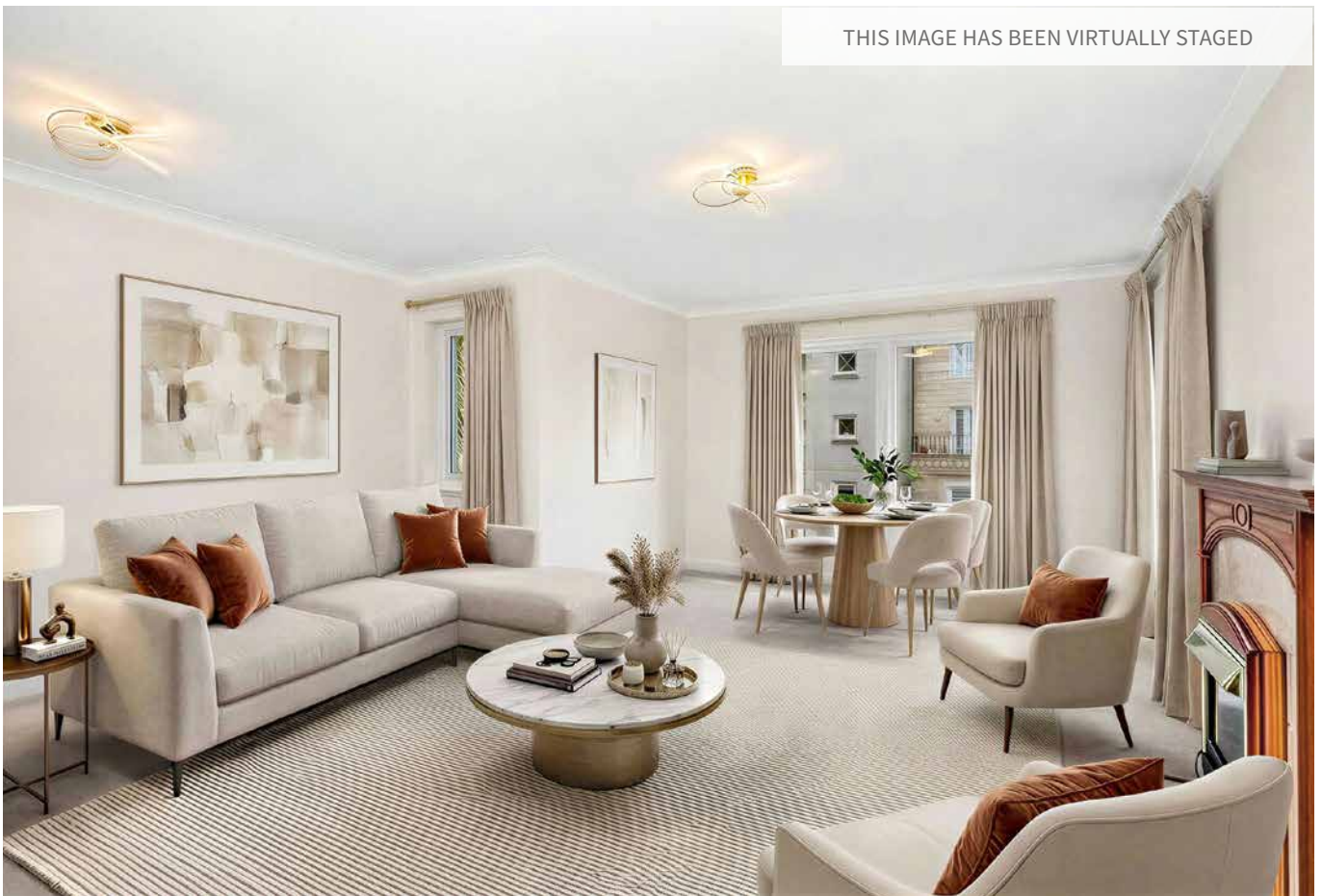


# 27/8 MAXWELL STREET

Welcome to a large two-bedroom first-floor apartment which offers bright and spacious rooms finished with crisp neutral décor – the ideal aesthetic for new buyers. Along with the light and airy interiors, this modern city home has the advantage of a private balcony with a south-facing aspect, a breakfasting kitchen with excellent cabinet storage, and two bathrooms with three-piece suites. In addition, it has generous built-in storage to help keep the home neat and tidy. It also has private residents' parking.

Part of a factored development, the property boasts a highly sought-after location in the heart of Morningside. It is just a brief stroll from outstanding amenities, which includes a wide choice of eateries and cafes, a selection of fashionable bars, and several supermarkets and convenience stores. The picturesque Hermitage of Braid and Blackford Hill Nature Reserve is also within easy walking distance, providing outdoor adventure and an inspiring vantage point over Edinburgh's iconic skyline. Furthermore, regular bus links offer a swift connection into the city centre.

THIS IMAGE HAS BEEN VIRTUALLY STAGED







**B**  
EPC  
RATING

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COUNCIL  
TAX BAND

**VIEWING**  
By appointment only  
with Gilson Gray on  
**0131 516 5366**

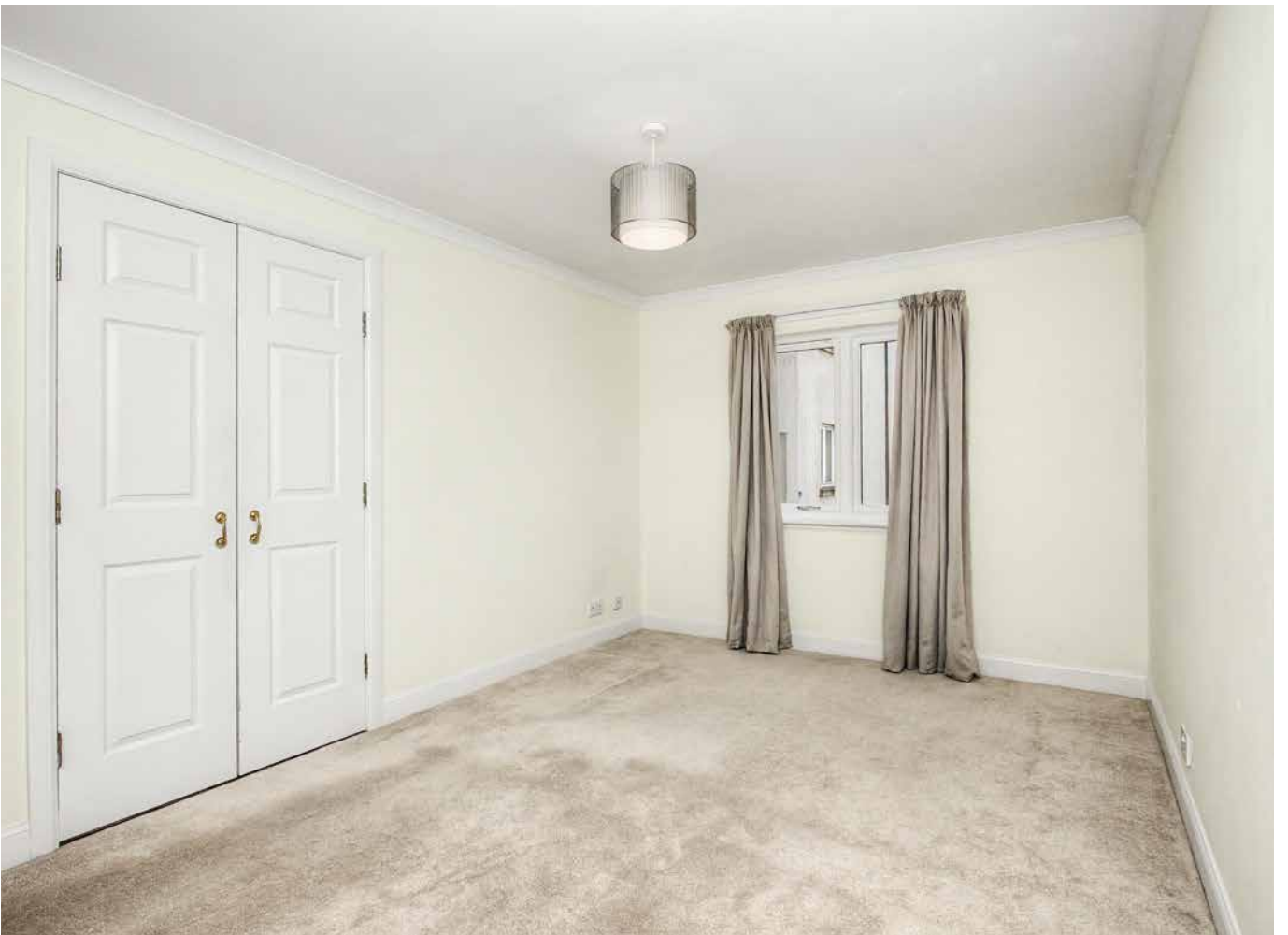
## Features

- A first-floor apartment with neutral interiors
- Part of a sought-after modern development
- Set on a cul-de-sac in prestigious Morningside
- Secure telephone-entry-system and a lift service
- Entrance vestibule and hall with two cupboards
- Large living/dining room with a private balcony
- Breakfasting kitchen that is very well appointed
- Two double bedrooms with built-in wardrobes
- Tiled en-suite bathroom with a handheld shower
- Tiled family bathroom with an overhead shower
- Professionally maintained communal garden
- Private residents' parking with allocated spaces

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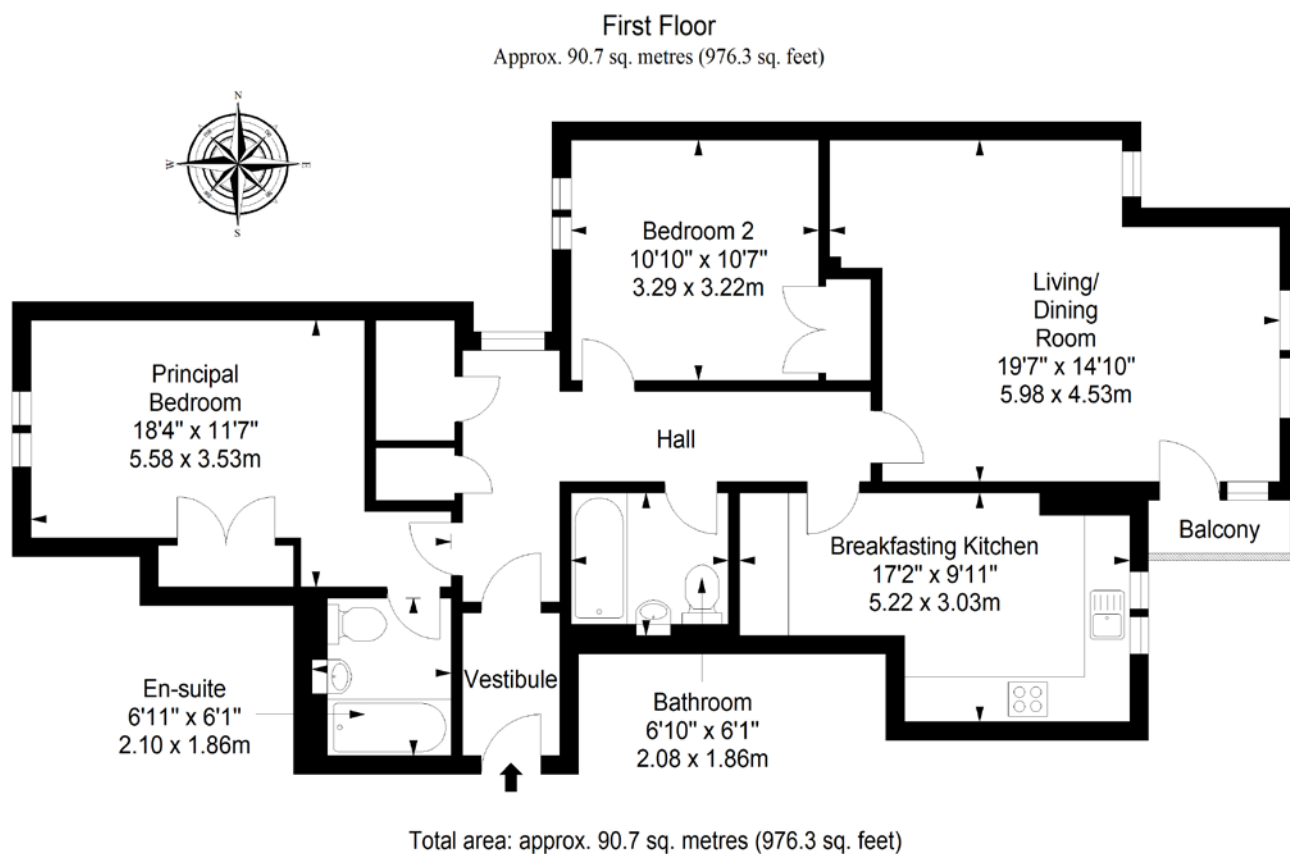
Extras: integrated kitchen appliances (oven, gas hob, fridge/freezer, and washing machine) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: the development is factored by Myreside management for the approximate fee of £265-£350 per quarter. This cost includes the upkeep of communal areas, lift maintenance, and block buildings insurance.



# MORNINGSIDE

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools, including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



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