



lindsays

27/10 Maxwell Street
Morningside, EH10 5FT

"An extremely impressive second floor flat with lift, south facing balcony and private garage"

- Secure well maintained shared entrance with lift
- Welcoming hall with excellent storage
- Spacious and bright dual aspect sitting room with private south facing balcony
- Separate fitted kitchen with window
- Master bedroom with en-suite
- Second well proportioned bedroom
- Family bathroom
- Gas central heating
- Double glazing
- Private garage
- Landscaped communal gardens
- Excellent local amenities

EPC Rating C

OFFERS OVER £350,000



Description

An extremely impressive second floor flat with lift, south facing balcony and private garage, which is well presented throughout and situated in a quiet street in the highly regarded residential area of Morningside, which is within walking distance of excellent local amenities. In brief accommodation comprises; well maintained shared entrance with lift, welcoming hall with excellent storage, bright and well presented dual aspect sitting room with direct access to private south facing balcony; separate fitted kitchen with window; master bedroom with en-suite, second double bedroom and family bathroom. The property benefits from double glazing, gas central heating and well maintained communal gardens. There is a private lock up garage, which provides excellent storage and an early viewing is highly recommended.

Area

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city bypass/central motorway network are all readily accessible.

Viewing

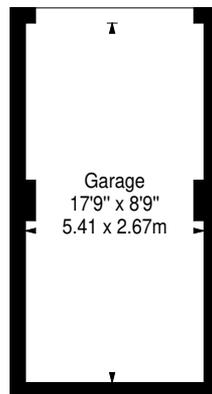
Viewing by appointment contact Lindsays 0131 229 4040 (Office Hours Mon-Fri 9am-5pm)



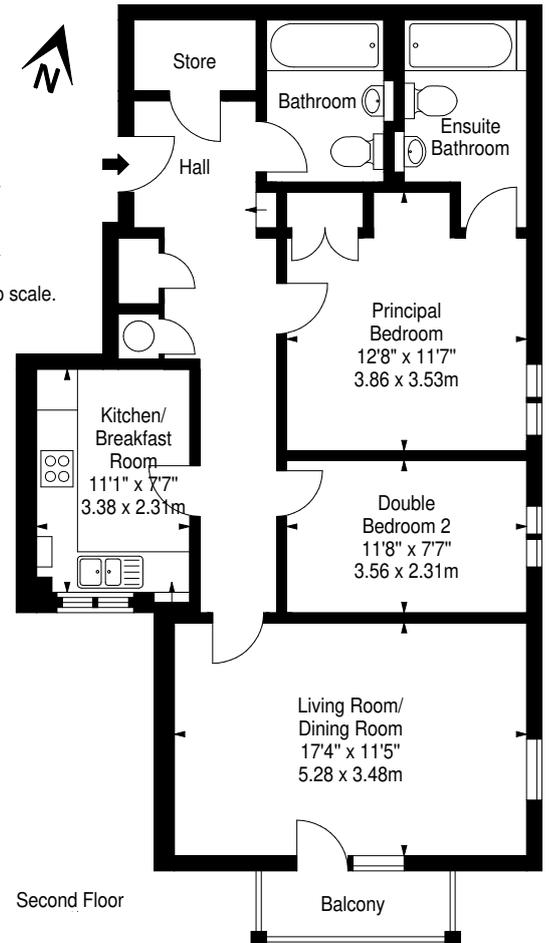
Maxwell Street,
Edinburgh,
EH10 5FT



Approx. Gross Internal Area
826 Sq Ft - 76.74 Sq M
Garage
Approx. Gross Internal Area
155 Sq Ft - 14.40 Sq M
For identification only. Not to scale.
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Ground Floor



Second Floor

Balcony

T: 0131 229 4040 E: edinburghproperty@lindsays.co.uk W: property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.