



**14/31 Maxwell Street**  
**Morningside, Edinburgh, EH10 5HU**

CALL US ON 0131 447 4747

# 14/31 Maxwell Street, Morningside, Edinburgh, EH10 5HU

For price and viewing information please visit [residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Shared secured entry.
- Stairs & lift to all levels.
- Reception hall with walk-in storage cupboard.
- Generously proportioned living room/dining room.
- Access to a Juliet style balcony.
- Kitchen with appliances.
- Good sized double bedroom with built-in mirrored wardrobes.
- Bathroom.
- Electric heating.
- Double glazing.
- Well maintained communal grounds.
- Residents parking.
- Resident lounge.
- Laundry room
- House Manager.
- Guest suite.
- 24 hour Careline service.



## GENERAL DESCRIPTION

A second floor retirement flat situated within the prestigious Morningside district of the city, within walking distance of a range of excellent local amenities. The property is a short distance to the city centre and is ideal for someone who is downsizing and looking to stay within the area.

## FACTORING NOTE

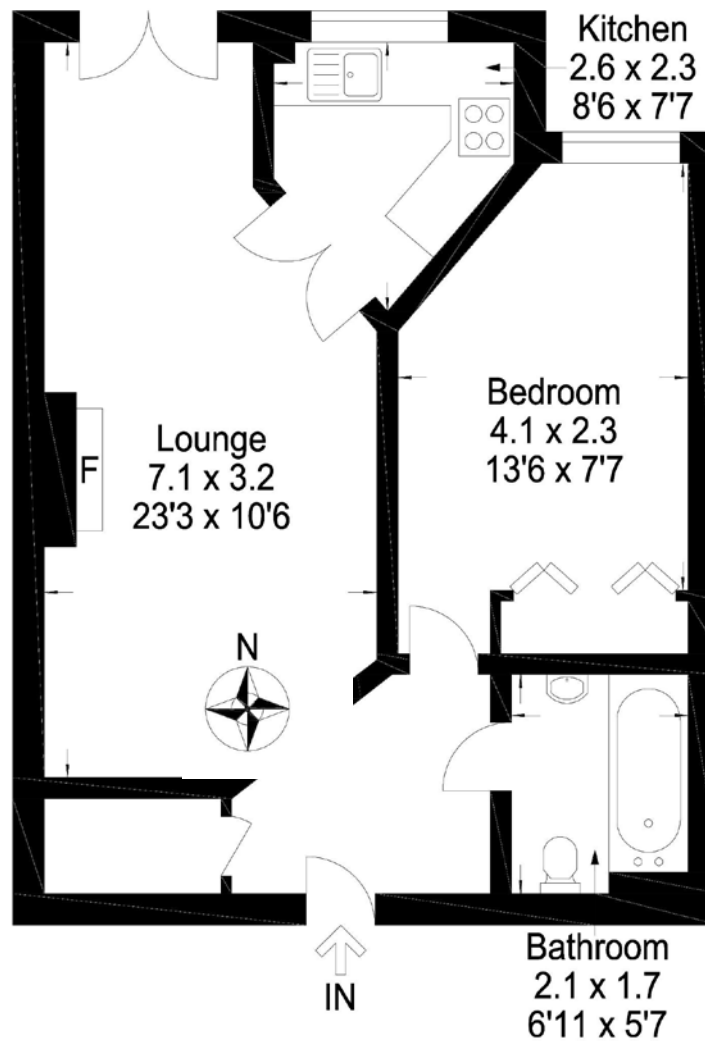
The Development is factored by First Port at an approximate charge of £100 per calendar month. This covers the maintenance of all the communal areas, the blocks buildings insurance, house manager and the 24 Careline service. Please note, age restrictions do apply and the sole resident must have reached the age of 60. In respect of a couple one person must be 60 and the other at least 55 years old. There is also 1% fee payable to McCarthy & Stone on a resale of the property.

COUNCIL TAX BAND - D.  
TRAIN STATION - APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.  
AIRPORT - APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 100 METRES.

## LOCATION

The affluent Morningside area enjoys a fashionable and sought-after reputation, with its wealth of independent shops, coffee houses, and eateries, and its enviable location neighbouring Bruntsfield, Marchmont, and Merchiston. Furthermore, the area boasts a direct, swift, and easy commute into Edinburgh city centre with regular buses running to and fro throughout the day and night. For shopping and entertainment, Morningside has numerous boutiques, galleries, and a luxury independent cinema, in addition to large chain supermarkets like Waitrose and M&S. For sports and leisure, there are several golf courses in the surrounding area, including Braid Hills and the Merchants of Edinburgh, as well as Craiglockhart Leisure Centre, which boasts a gym, fitness classes, and a tennis centre. The Hermitage of Braid and Blackford Hill Local Nature Reserve provides gentler walks in truly sublime natural surroundings, as well as a breathtaking view over Edinburgh to Arthur's Seat. Bruntsfield Links and the Meadows are a brisk walk away.

**EXTRAS:**  
ALL FITTED CARPETS AND FLOOR COVERINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, OVEN, COOKER HOOD AND FREESTANDING FRIDGE.



ENERGY PERFORMANCE  
CERTIFICATE RATING C



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)  
VistaBee 2021

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747 F: 0131 447 9555

RESIDENTIAL.GILLESPIEMACANDREW.CO.UK

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.