



14/38
Maxwell Street
Edinburgh
EH10 5HU





Connell & Connell are delighted to present to the market This Third-Floor Retirement Flat is set on the corner and benefits from an additional window looking out along Maxwell Street. Built by McCarthy & Stone, the development is in a no through street, close to many excellent shops, amenities and facilities. It has a CCTV entry phone system, residents parking, 24-hour Careline, a house manager and attractive landscaped gardens to the rear facing south.

PROPERTY OVERVIEW

- Hall with store
- Particularly bright Lounge with dining area, side window and French doors opening to an ornamental balcony
- Fitted Kitchen with appliances
- Double Bedroom with built in wardrobes
- Bathroom with shower
- Energy efficient heating and double glazing
- Lift, Laundry room and Residents Parking
- Spacious Residents' Lounge
- South-facing shared gardens
- Guest suite available (cost per night)
- The property is in excellent decorative order throughout and has been recently decorated



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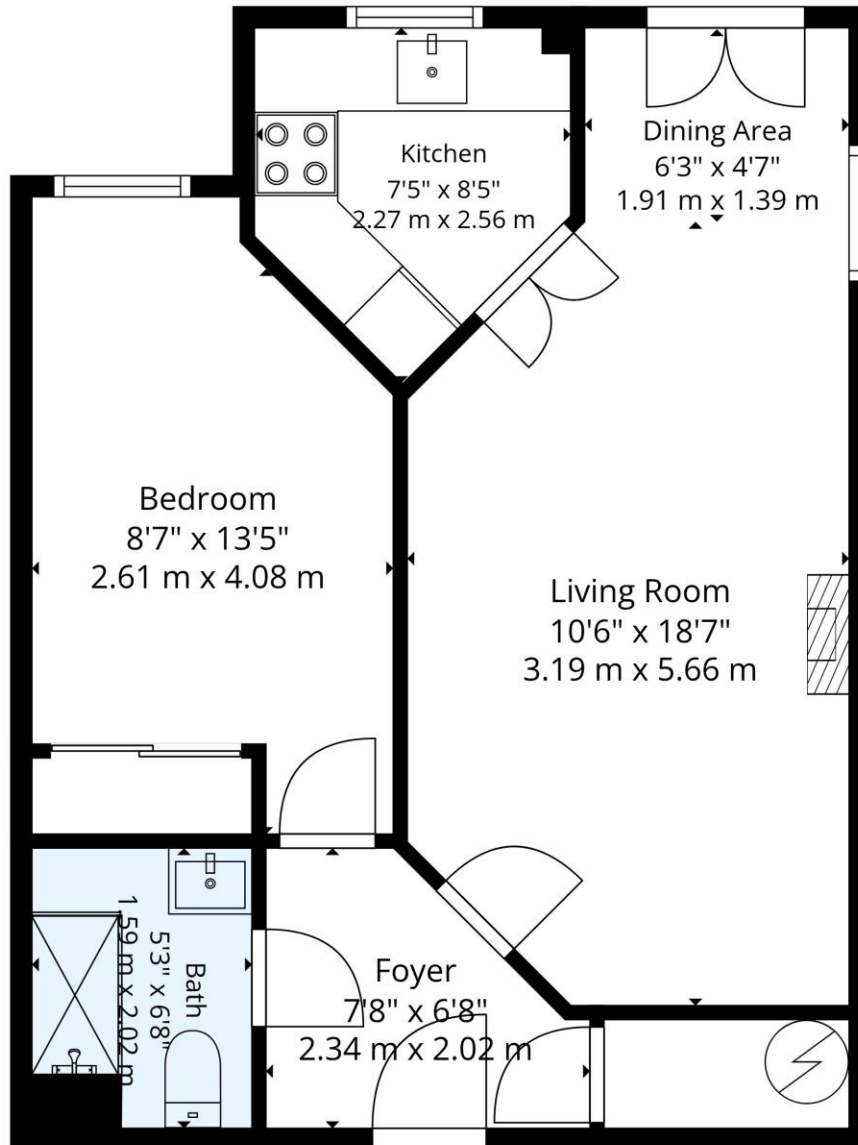












Location

Morningside offers an excellent range of shops including newsagents, chemist, takeaways, pubs, cafes, grocers, fishmonger, cheese shop and speciality shops together with a Waitrose Supermarket, M&S Simply Food and Sainsbury Local. It is well placed for Napier University, The Royal Edinburgh Hospital, Astley Ainslie Hospital and there are good Schools in the area. Other amenities include Morningside Library, Dominion Cinema and Church Hill Theatre, Blackford Hill and pond, Hermitage of Braid, Braid Hills, Braidburn Valley Park and the Braid Hills Golf Course. A number of bus services are available from the main road going to the City Centre and other parts of Edinburgh.

Parking & Gardens

There is general residents parking set to the side, accessed by a drive in before the entrance to the building and an attractively laid out garden to the rear, facing south with grass, flower beds, trees and a patio area with bench seats for sitting out on.

Factor & Restrictions

The development is factored by First Port Scotland at an approximate charge of £2,000 per year. This covers the maintenance of all the communal areas, the house manager, 24-hour care line system and also the blocks' buildings insurance. A purchaser must be capable of leading an independent lifestyle and will require to attend an interview to confirm their suitability. Age restrictions apply and a 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.

EPC Band- C

Council Tax Band- D

Extras: All fitted flooring, window coverings and light fittings are included in the sale.





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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

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