

MORNINGSIDE

14/12 MAXWELL STREET  
EH10 5HU



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EPC RATING: B

OFFERS OVER £165,000





## UPDATED ONE BED FIRST FLOOR FLAT ON SUNNY SOUTH SIDE OF PRESTIGIOUS RETIREMENT DEVELOPMENT IN MORNINGSIDE

Beautifully presented property located in this very popular retirement development for over 60's, quietly situated down a cul de sac off the main Morningside Road. The flat itself has been upgraded over recent years with a contemporary kitchen, a modern bathroom, large sitting/dining room with Juliet balcony overlooking the well-maintained gardens, a double bedroom with fitted wardrobe and a handy storage cupboard. The development is well managed with numerous residents' facilities. There are a wide array of retail outlets, coffee shops, bars, restaurants & transport links nearby, together with some lovely open spaces for walks. There is also easy access to a range of gyms & golf courses. This property is perfect for those looking for a quiet life but with lots of amenities on your doorstep.

### VIEWING

By app pls call 0131 4466850

### PROPERTY DESCRIPTION

- Hall with large storage cupboard housing the hot water tank
- Bright, spacious sitting/dining room with feature fireplace & electric fire and South facing Juliet balcony
- Contemporary kitchen with good range of taupe coloured units & integrated appliances
- Double bedroom with fitted wardrobe
- Modern bathroom with walk-in shower, vanity sink unit & wc
- Double glazed windows
- Communal residents' lounge with handy kitchen area
- Well maintained south facing landscaped gardens Off street parking for

residents & visitors

- First Port manage the development at a cost of £1,071 every six months to cover a part-time House Manager, a 24-hour careline service, a residents' lounge, a bookable guest suite, a laundry room, maintenance of the building, lift & grounds and block buildings insurance

### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Morningside Park, Hermitage of Braid, Braid Hills, Blackford Hill & Pond and Braidburn Valley Park. There is easy access into town via the numerous bus services, and out of town to the city

bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, electric hob, extractor fan and integrated fridge freezer are included in the sale.

### HOME REPORT VALUATION

£170,000

|                     |                            |
|---------------------|----------------------------|
| Sitting/dining room | 23'3 x 10'9 (7.09 x 3.28m) |
| Kitchen             | 8'8 x 7'6 (2.64 x 2.29m)   |
| Bedroom 1           | 13'7 x 9'1 (4.14 x 2.77m)  |

### Contact:

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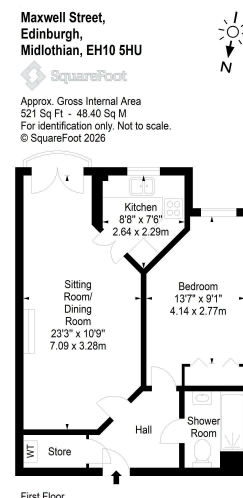
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.



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