



Flat 54, 14 Maxwell Street, Edinburgh, EH10 5HU

www.mcdougallmcqueen.co.uk



McDougall McQueen present to the market this one bedroom fourth floor retirement property forming part of the Morningside View, a popular build by McCarthy & Stone in 1997 and managed by FirstPort Property Services. This property offers a secure and supportive environment for the residents, who can enjoy their independence with peace of mind knowing that assistance can be provided if required. A House Manager is based at the development, supplemented by a 24 hour call line service. Access into the communal stairway, which is served by a lift to all floors, is by way of a security entry phone system. The property has been recently decorated with newly fitted flooring throughout, kitchen and bathroom have been upgraded. An early viewing is recommended.

- Entrance hallway with a walk in cupboard.
- Bright and spacious living room, door accesses the kitchen.
- Fully fitted kitchen with a range of fitted wall and base units along with integrated appliances.
- Double bedroom front facing with built in wardrobes.
- Bathroom comprising WC, wash hand basin, newly fitted shower and shower screen, newly fitted taps on both bath and wash hand basin, new lighting and mirror along with a newly fitted door.
- Double glazing & electric heating.
- Communal garden areas.
- Private car park for residents.
- 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



Location

Morningside is a sought after area which lies a short distance to the south of the City Centre. It has long been regarded as one of Edinburgh's best shopping areas, and the amenities are on a par with anything Edinburgh has to offer. Leisurewise, the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. Pleasant walks are accessible to close by Blackford and Braid Hills and the Hermitage of Braid. The City Centre itself can be accessed in a matter of minutes by car or public transport and the by-pass is also easily accessible.

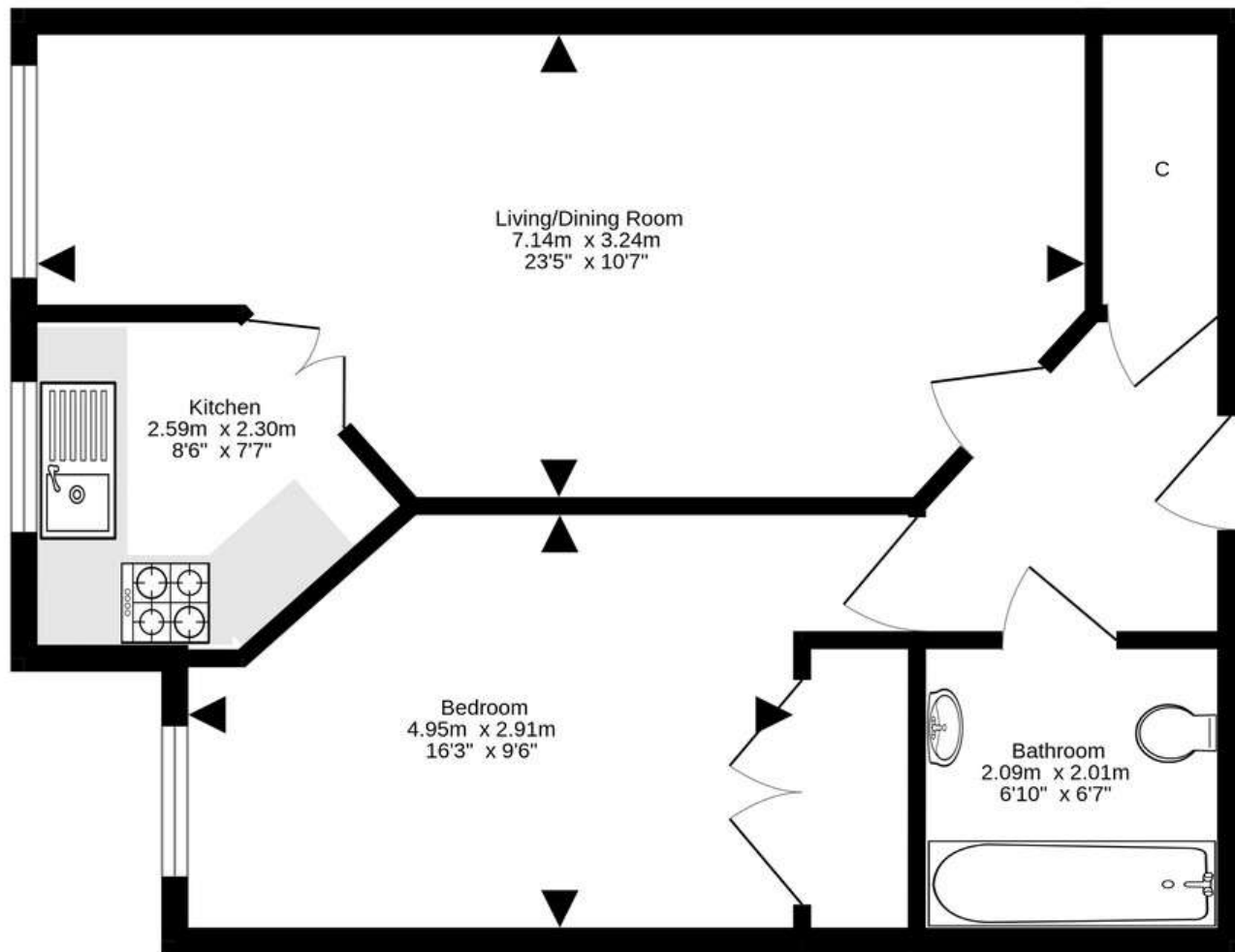
Extras

Included in the sale are the integrated kitchen appliances, fitted wardrobes and fitted floor coverings.

Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



TOTAL FLOOR AREA : 47.6 sq.m. (512 sq.ft.) approx.

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

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