

MORNINGSIDE
5/6 MAXWELL STREET
EH10 5HT



EPC RATING: F

OFFERS OVER £210,000



TWO BEDROOM SECOND FLOOR FLAT WITH EXCELLENT POTENTIAL

In a brilliant central location, this two bed flat now requires a full programme of refurbishment but would make a lovely home for first time buyers or a young family, being in the catchment for great schools. Also a great project for developers.

With all the amenities and excellent transport links of Morningside on the doorstep.

VIEWING

Sundays 2 - 4pm or by appointment tel. Jardine Phillips on 0131 446 6850

PROPERTY DESCRIPTION

- Hall with handy storage cupboard
- Sitting room to front with twin windows, Edinburgh press, fire surround and access to a small boxroom
- Internal kitchen with range of units & appliances Internal bathroom with bath, sink and wc
- Master bedroom to rear with a good range of fitted wardrobes
- Double bedroom 2 to rear with Edinburgh press housing dated water heater
- Double glazed windows
- Some period features retained including stripped doors and cornicing
- Communal rear garden
- Residents' permit parking and electric charging units

AREA

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is excellent and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and a range of gyms/leisure facilities a short drive

away. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park not far away.

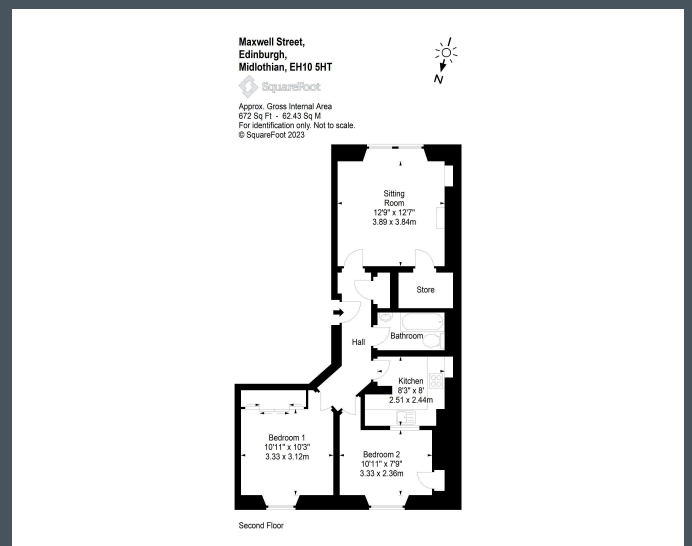
EXTRAS

The blinds/curtains, light fittings, freestanding cooker and washing machine are included in the sale.

HOME REPORT VALUATION

£225,000

Sitting room	12'9 x 12'7 (3.89 x 3.84m)
Kitchen	8'3 x 8' (2.51 x 2.44m)
Bedroom 1	10'11 x 10'3 (3.33 x 3.12m)
Bedroom 2	10'11 x 7'9 (3.33 x 2.36m)



Contact:

205 Morningside Road Edinburgh EH10 4QP
T • 0131 446 6850 E • info@jardinephillips.com
F • 0131 446 6859 DX 503238 ED64

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.

