



14/53 Maxwell Street  
Morningside, Edinburgh, EH10 5HU

CALL US ON 0131 447 4747

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

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with good sized storage cupboard.
- Attractive & generously proportioned living room/ dining room.
- Open plan to modern fitted kitchen with appliances.
- Good sized double bedroom with built-in mirrored wardrobes.
- Contemporary fitted shower room.
- Electric Heating.
- Double Glazing.
- Well maintained communal grounds.
- Residents parking.
- 24 hour Careline system.
- House Manager.
- Laundry room.
- Guest suite.
- Communal Lounge.



ENERGY PERFORMANCE  
CERTIFICATE RATING C



## GENERAL DESCRIPTION

A top floor flat forming part of an established and sought after retirement development in the prestigious Morningside district within walking distance of a wide range of local amenities and a short distance to the South of the City Centre. The property is in move-in condition.

## FACTORING NOTE

The development is factored by FirstPort Scotland at an approximate charge of approximately £1,800 per annum. This covers the maintenance of all the communal areas, the house manager, the 24 hour Careline system along with the block 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.

**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

Morningside is a highly respected and much sought-after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated just over one mile south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Bruntsfield is also close by and can be reached in minutes on foot. Local shopping facilities are first class and are within a few minutes' walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a few delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid, Bruntsfield links, and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

## EXTRAS:

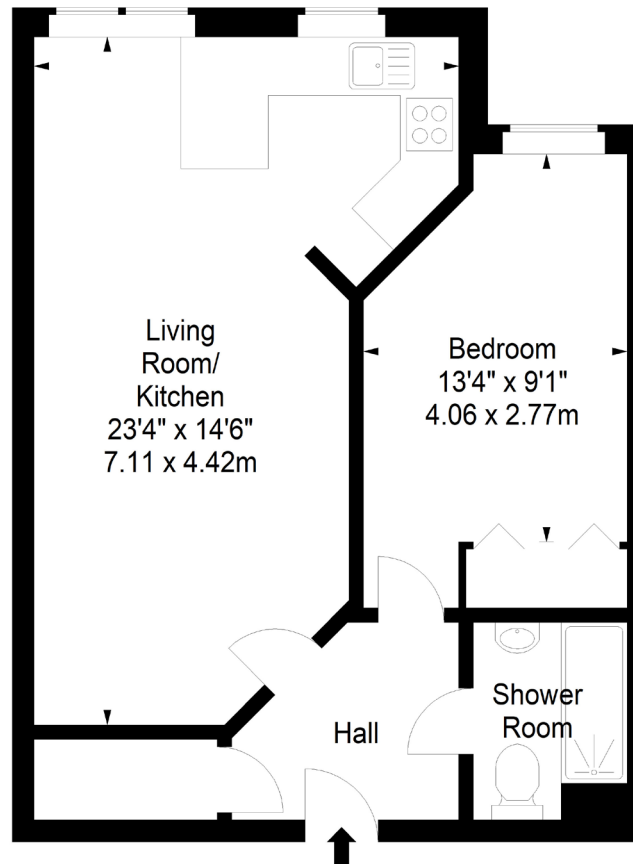
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE INTEGRATED HOB, COOKER-HOOD, FREESTANDING FRIDGE/FREEZER AND MICROWAVE.



Maxwell Street,  
Edinburgh,  
Midlothian, EH10 5HU



Approx. Gross Internal Area  
519 Sq Ft - 48.22 Sq M  
For identification only. Not to scale.  
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Fourth Floor

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

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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.