



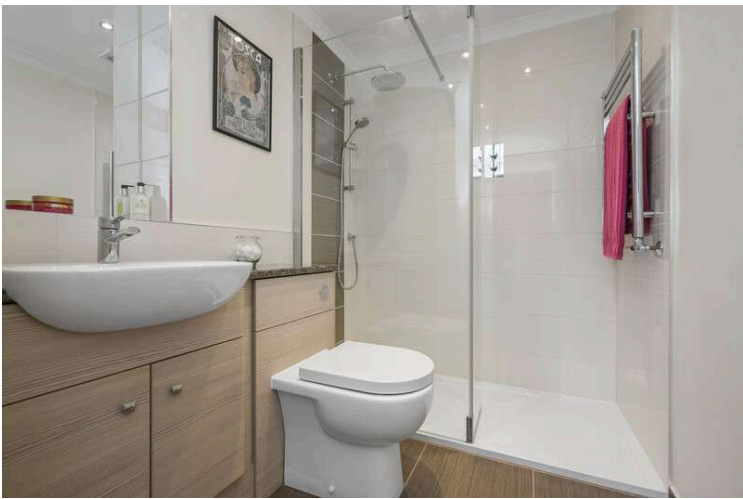
21/4 Maxwell Street, Edinburgh, EH10 5HT

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



This fabulous three bedroom first floor apartment offers bright and spacious accommodation with an allocated parking space, set within communal garden grounds forming part of a factored block. The property is ideally located in the sought-after Morningside area of Edinburgh close to an abundance of local amenities, highly regarded schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Welcoming reception hallway with useful storage cupboards.
- Bright and spacious south facing living room with large bay style window, feature fireplace with gas fire inset.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Rear facing master bedroom with built in wardrobe storage and modern en-suite shower room with ample vanity storage.
- Double bedroom rear facing with built in wardrobe storage.
- Rear facing double bedroom with built in storage.
- Modern bathroom comprising WC, wash hand basin, bath with shower over, ample vanity storage, mirror and shaving point.
- Gas central heating.
- Double glazing throughout.
- Allocated parking space.
- Communal garden areas.



## Location

Morningside is one of Edinburgh's most sought after residential areas situated to the south of the city centre. A wide range of excellent amenities are available locally, including both a Waitrose and Marks and Spencer Simply Food stores. A great selection of restaurants, bistros, bars and deli cafes, and numerous boutique shops are also easily accessible. There are excellent leisure facilities close by with the Hermitage of Braid and Blackford hills providing delightful walks as well as a selection of both public and private golf courses. Also close at hand are the Morningside Library, the Dominion Cinema and the Church Hill Theatre. The city centre is easily accessible with regular buses from Morningside Road, as is the Edinburgh Bypass leading to the motorway network of central Scotland and Edinburgh's international airport.

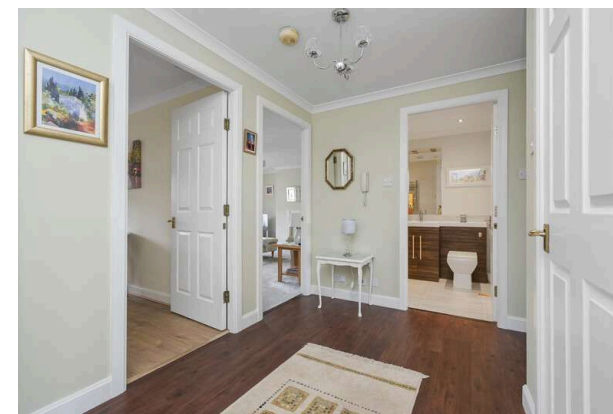
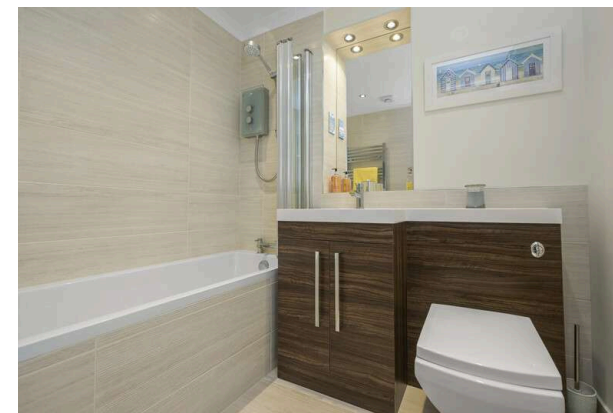
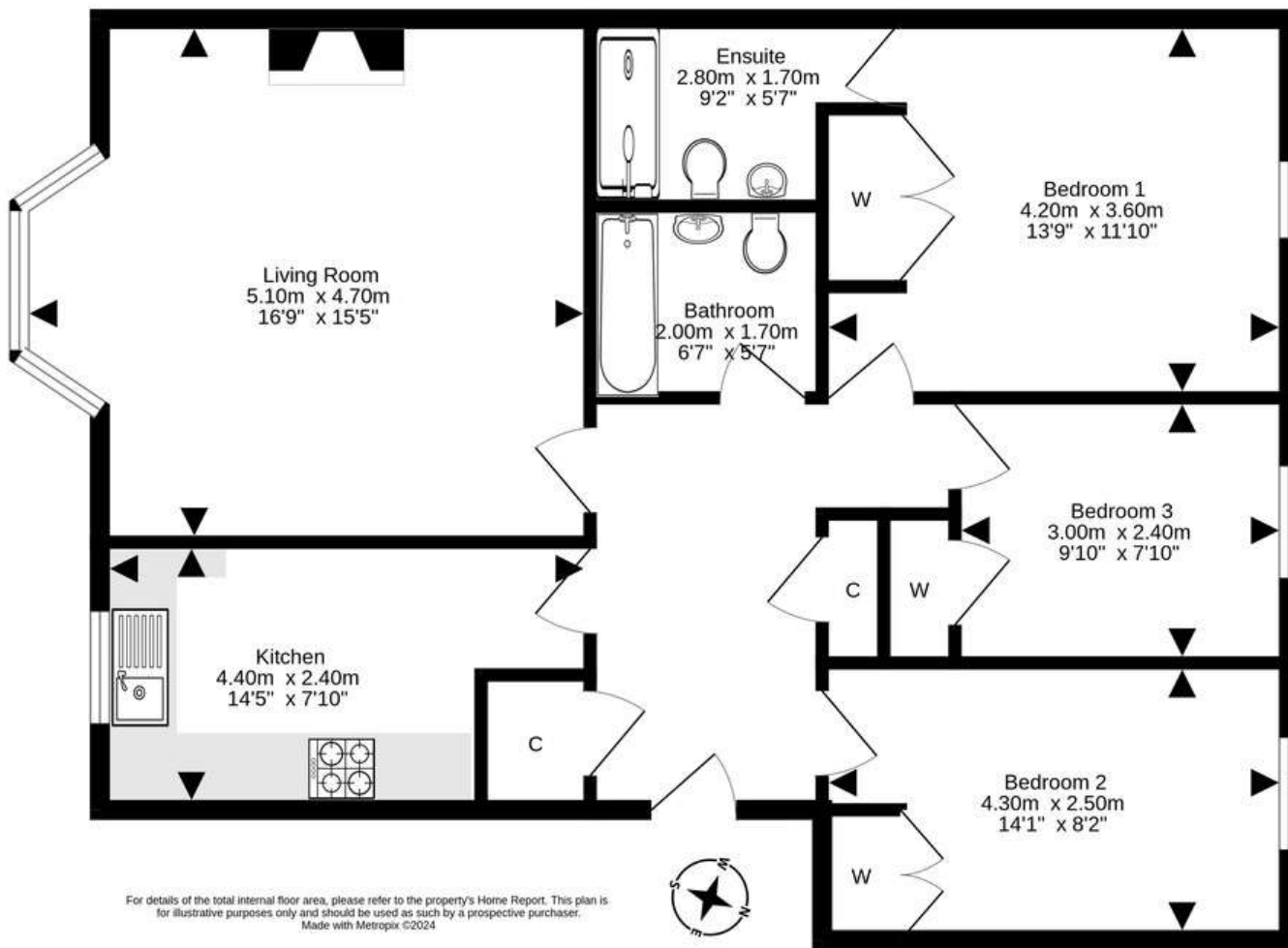
## Extras

Included in the sale are the integrated kitchen appliances, fitted blinds, curtains and carpets and fixtures & fittings. Items of furniture are available by separate negotiation.

## Price & Viewing

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

EPC Band - B



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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.

