



# Flat 19, 27 Maxwell Street

MORNINGSIDE | EDINBURGH | EH10 5HT



MURRAY  
BEITH  
MURRAY



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Flat 19, 27 Maxwell Street is an attractive fourth-floor apartment with lift access and panoramic views to the Pentland Hills. The property is located within a mature development with an allocated parking space and set in a desirable residential area close to an excellent range of local amenities.

Entrance hall with cupboards; bright sitting room with south facing balcony; dining kitchen with wall & base units, integrated appliances and space for a dining table and chairs; master bedroom with built-in wardrobes; ensuite shower room with white three-piece suite; double bedroom 2 with built-in-wardrobes; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Allocated parking space within the development and visitors parking available.

Gas central heating. Double glazing.

All fixtures and fittings are included in the sale and whilst believed to be in working order no warranties will be given. Integrated appliances include the fridge freezer, electric oven, electric hob and washer dryer, all are included in the price and as per Standard Clauses Edition 6 no warranties will be given.

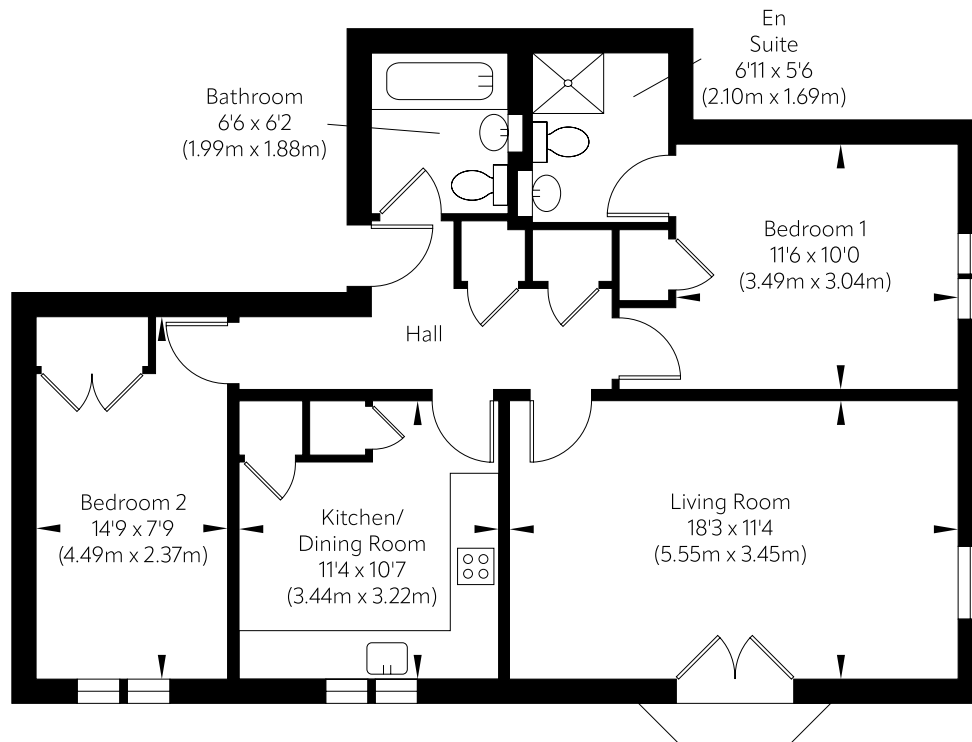
From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). Again as per Standard Clauses Edition 6 no warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.





Approx. Gross Internal Floor Area 70.88 Sq M / 763 Sq Ft.

Fourth Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
 All measurements are approximate. Not to scale. For identification only.  
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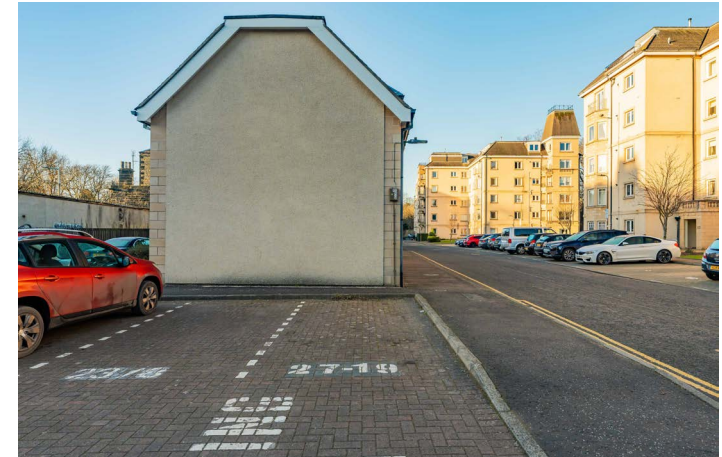
## Location

Morningside is one of Edinburgh's most sought-after residential areas and situated to the south of the city centre. A wide range of excellent amenities is available locally, including both a Waitrose and Marks and Spencer Simply Food. 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 Galleon Swimming and Fitness Centre and 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.





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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.