

MORNINGSIDE  
14/54 MAXWELL STREET  
EH10 5HU



EPC RATING: C

FIXED PRICE £165,000



## SUPERB ONE BED RETIREMENT FLAT IN PRESTIGIOUS MORNINGSIDE

This beautifully presented, one bed fourth floor property is located in this very popular retirement development for over 60's, quietly located down a cul de sac off the main road. The flat itself has been neutrally decorated, with a contemporary kitchen, good sized living/dining room, double bedroom with fitted wardrobe, bathroom & storage cupboard, together with well presented communal areas. There is also a wide array of retail outlets, coffee shops, bars, restaurants & transport links available nearby, together with access to some lovely open spaces.

### VIEWING

Sun 2-4pm or call 0131 446850

#### PROPERTY DESCRIPTION

- Hall with large storage cupboard
- Bright, spacious sitting/dining room with feature fireplace
- Contemporary kitchen with good range of white high gloss handleless units & appliances
- Double bedroom with fitted wardrobe
- Bathroom with bath with shower over & vanity sink unit & wc
- Electric heating & double glazed windows
- Communal residents' lounge with handy kitchen area
- Well maintained south facing communal gardens
- Off street parking for residents & visitors
- First Port manage the development at a cost of £150 pcm to cover a part-time House Manager, a 24-hour careline service, a residents' lounge, a bookable guest suite, a laundry room and shared grounds

#### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Morningside Park, Hermitage of Braid, Braid Hills, Blackford Hill & Pond and Braidburn Valley Park. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

#### EXTRAS

The light fittings, electric hob, electric oven, cooker hood and fridge are included in the sale.

#### HOME REPORT VALUATION

£170,000

Sitting/dining room	23'4 x 10'7 (7.11 x 3.23m)
Kitchen	8'9 x 7'6 (2.67 x 2.29m)
Bedroom 1	13'5 x 9'2 (4.09 x 2.79m)

#### Contact:

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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.

