



14/31 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 or call 0131 447 4747

- Shared secure entry.
- Stairs & lift to upper levels.
- Reception hall with walk in storage cupboard.
- Attractive & generously proportioned living room/dining room with Juliet style balcony.
- Fitted kitchen with appliances off.
- Good sized double bedroom with built in mirrored wardrobes.
- Contemporary fitted shower room.
- New electric heating.
- Double glazing.
- Well maintained communal grounds.
- Residents' parking.
- House manager.
- Laundry room.
- Resident's lounge.
- 24 hour careline system.
- Guest suite.



GENERAL DESCRIPTION

A well-presented second floor flat, part of a popular retirement development in the prestigious Morningside district of the City within walking distance of an excellent range of local amenities. The development is a short journey to the south of Edinburgh City Centre and is perfect for somebody downsizing and looking to stay in a vibrant location.

FACTORYING NOTE:

The development is factored by First Port Scotland at an approximate charge of £1,000 bi-annually. This covers the maintenance of all the communal areas, the house manager, 24 hour care line system and also the blocks' 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.

LOCATION

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarket (including Waitrose and M&S Simply Food), independent retailers, specialty food stores, coffee shops, bars & restaurants. There are supermarkets 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.

COUNCIL TAX BAND

D.

TRAIN STATION

APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.

AIRPORT

APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.

BUSES

WITHIN 100 METRES.

EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS; KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN AND FREE STANDING FRIDGE/FREEZER. ALL FURNITURE WITHIN THE PROPERTY WILL BE AVAILABLE THROUGH NEGOTIATION.

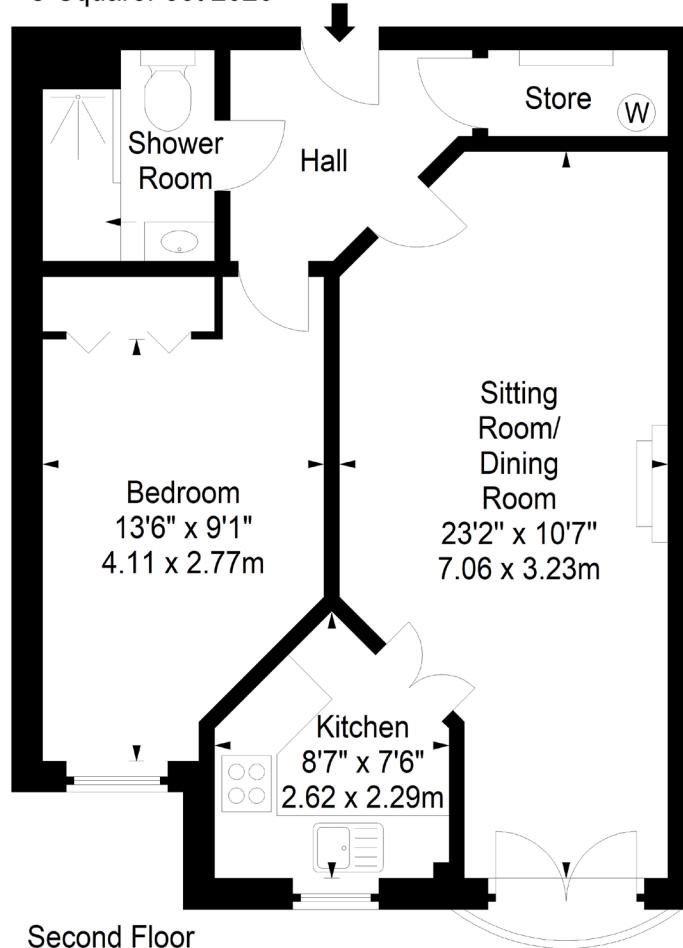


ENERGY PERFORMANCE
CERTIFICATE RATING B

Maxwell Street,
Edinburgh,
Midlothian, EH10 5HU



Approx. Gross Internal Area
515 Sq Ft - 47.84 Sq M
For identification only. Not to scale.
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76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: 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.