



14/13 Maxwell Street, Edinburgh, EH10 5HU



Welcome

Welcome to Maxwell Street, this bright and spacious one bedroom, first floor apartment boasting an enviable south facing aspect, forms part of a retirement development located in the highly sought after Morningside area of Edinburgh, close to an abundance of local amenities along with swift transport links. Available to individuals aged 60 and over, or if a couple, one party requires to be a minimum age of 60 and the other can be at least 55. The development offers a range of amenities, including a part-time House Manager, a 24-hour care line service, a residents' lounge, a bookable guest suite, a laundry room, and shared garden grounds with parking for both residents and visitors. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with a walk in storage cupboard
- Living/dining room with south facing aspect with juliet balcony overlooking the gardens
- Fully fitted kitchen equipped with wall and base units along with integrated appliances
- Double bedroom, rear facing with built in wardrobe storage
- Bathroom comprising WC, wash hand basin and bath with shower over
- Double glazing
- Electric heating
- Lift to all floors
- Communal gardens
- Residents parking and visitors permits available





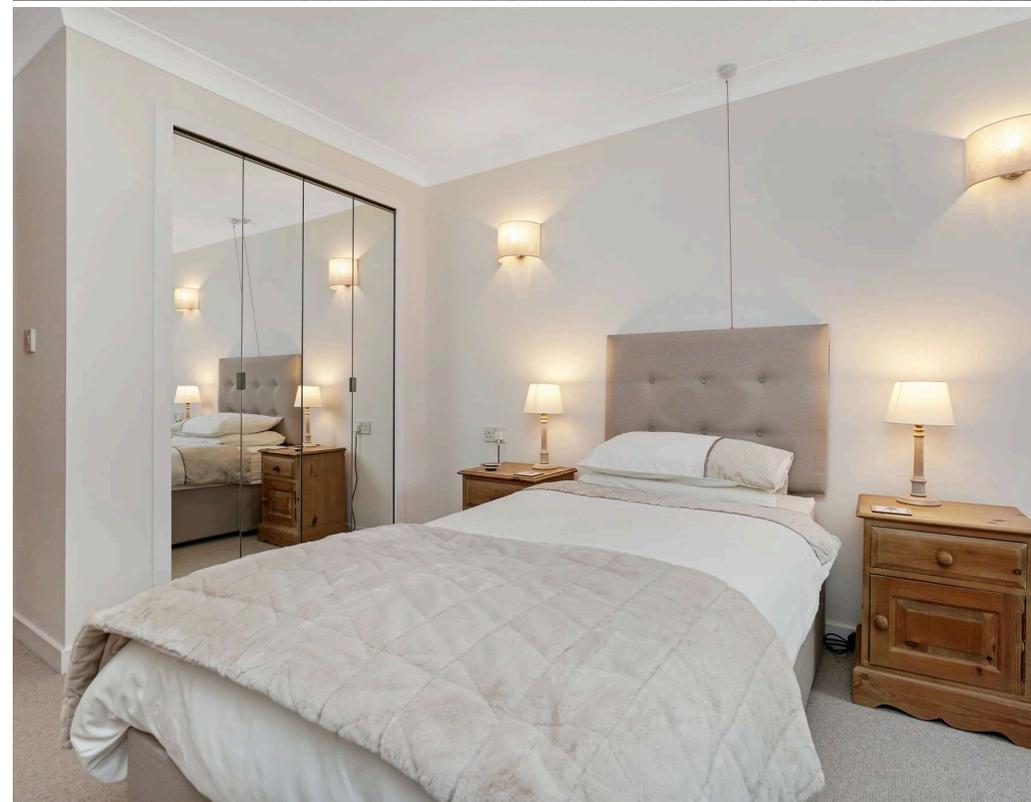
Morningside

Morningside is a most desirable residential district situated to the south of the City Centre. It offers an abundance of amenities, including a variety of specialist shops banking, a Sainsbury's, Waitrose supermarket and Marks and Spencer's Food are located nearby and are open seven days a week. The Dominion Cinema and Churchill Theatre are also both located a short distance from the property as is a post office. Regular bus services run from this area to the City Centre or by travelling south one can connect with the City Bypass. Pleasant walks can be taken on Blackford Hill, along the Hermitage of Braid or Braid Burn. There are several golf courses in the area and Morningside also has a good choice of bars, restaurants and cafes.

Agents notes

The integrated kitchen appliances, curtains and fitted floor coverings are included. Items of furniture may be available by separate negotiation.

The development is factored by First Port with an approximate annual fee of £2,000 which includes a block buildings insurance, gardens and communal area maintenance, house manager and 24 hour care line. Interview with warden required ahead of sale. Further information on the factors can be found via the factor's website.



Get in touch

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Property Hub:

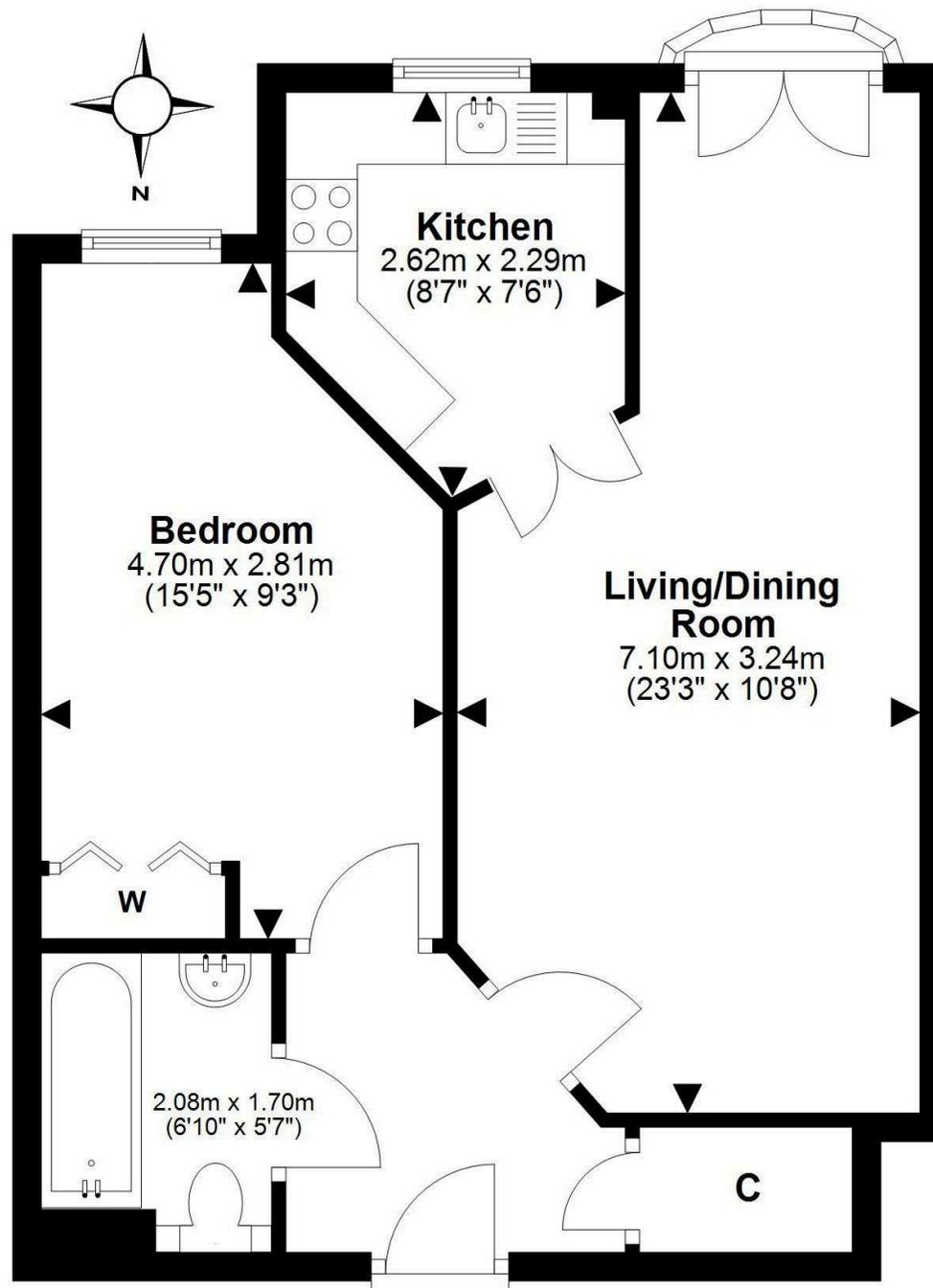
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.