



MURRAY
BEITH
MURRAY



MORNINGSIDE

27/1 MAXWELL STREET | EDINBURGH | EH10 5FT

“Bright & spacious 3 bed ground floor flat with private parking, close to excellent schools and amenities”

- Entrance Hall
- Sitting Room
- Kitchen & Dining Room
- 3 Double Bedrooms (one-ensuite)
- Bathroom
- Private Parking

www.murraybeith.co.uk

Description

27/1 Maxwell Street is an attractive 3 bed ground floor flat with private parking, situated in the popular area of Morningside. The location is superb with excellent local amenities and well-regarded schools, and is a convenient distance from the city centre & surrounding areas.

Entrance hall and storage cupboards; bright sitting room with french doors and electric fireplace; modern, fitted dining kitchen with wall & base units and integrated appliances; 3 good-sized double bedrooms, one with en-suite shower room; and a bathroom with 3 piece suite.

Location

Maxwell Street is situated in one of Edinburgh's prime residential districts, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and north to the Forth Road Bridge/Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Catchment schools are South Morningside Primary and Boroughmuir High School, with private schooling at nearby George Watson's College. Napier University campuses at Craiglockhart and Merchiston are also within walking distance.

Garden

Well-maintained communal grounds surround the property.

Parking

Allocated parking space and visitors parking available.

General

Gas Central Heating, Double Glazing. The development is factored by Myreside Management and there is an approx. fee of £920 per annum (including common buildings insurance).

Extras

All fitted carpets, blinds and light fittings, hob, oven (not currently in use), extractor hood and fridge/freezer are included in the sale, but any appliances, whilst believed to be in reasonable working order, are strictly "sold as seen".

Council Tax

Currently Band F

EPC Rating

Currently Band C

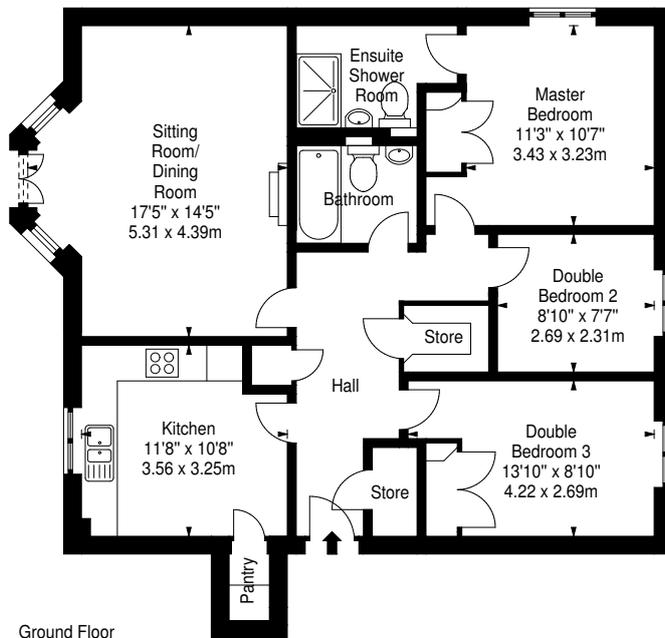
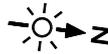
Entry

Negotiable

Maxwell Street,
Edinburgh,
Midlothian, EH10 5FT



Approx. Gross Internal Area
958 Sq Ft - 89.00 Sq M
For identification only. Not to scale.
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Ground Floor



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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 2018 and indicate only parts of the property. It should not be assumed that the property remains as displayed in the photographs. 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.