



lindsays

20 Maxwell Street,
Morningside, Edinburgh, EH10 5HU

"Superb one bedroom main door upper mews apartment with allocated parking space"

- Sought after residential location
- Excellent local amenities
- Easy access to the city centre
- Spacious sitting room / dining room
- Well appointed kitchen
- Large double bedroom
- Bathroom
- Allocated parking space
- Gas central heating
- Excellent storage

EPC Rating C

OFFERS OVER £270,000



Description

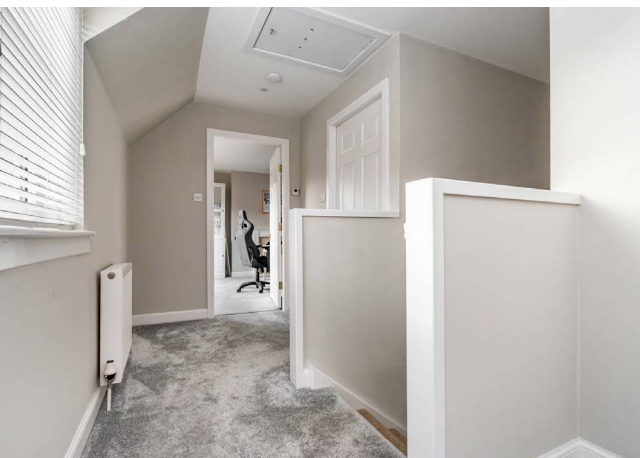
20 Maxwell Street is a superb one bedroom main door upper mews apartment, located in the heart of Edinburgh's sought after Morningside. The property, which has been upgraded by the current owner, with works including new windows throughout and a new bathroom, is bright and generously proportioned. The accommodation, in brief, comprises – entrance stair and hallway, sitting room / dining room with feature fireplace, fully fitted kitchen, double bedroom with built-in wardrobes and a large cupboard off, and bathroom. There is an allocated parking space located immediately behind the property.

Area

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

Viewing

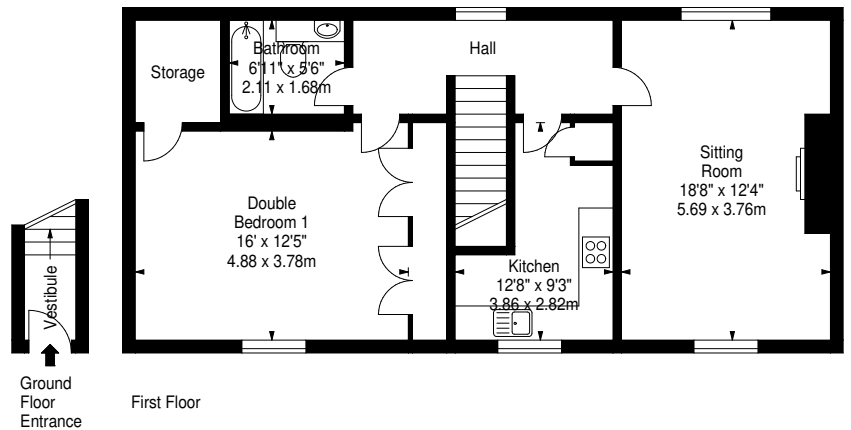
By appointment contact Lindsays on 0131 229 4040



Maxwell Street,
Edinburgh, EH10 5HU



Approx. Gross Internal Area
787 Sq Ft - 73.11 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.