



**lindsays**

14/53 Maxwell Street  
Morningside, EH10 5HU

“An extremely impressive top floor Retirement flat (built by McCarthy & Stone) with lift and residents parking”

- Well maintained shared entrance with lift
- Hall with large storage cupboard and attic
- Spacious sitting room/dining room with modern open plan fitted kitchen
- Double bedroom with built-in wardrobe
- Contemporary shower room with large walk-in shower
- Electric heating
- Attic
- Residents Lounge
- Guest Suite
- Landry room
- Residents parking
- Beautifully maintained communal gardens
- Excellent local amenities

EPC Rating C

**OFFERS OVER £165,000**



## Description

An extremely impressive top floor Retirement flat (built by McCarthy & Stone) with lift and residents parking, which is situated in quiet street in highly regarded and sought after residential area, within walking distance of excellent local amenities. The property has been refurbished to a very high standard and benefits from a modern fitted kitchen, contemporary shower room and is beautifully presented throughout. In brief accommodation comprises; well maintained shared entrance with lift, hall with large storage cupboard and access to attic which provides excellent storage, spacious sitting room/dining room with modern open plan fitted kitchen, well proportioned double bedroom with built-in wardrobe, modern shower room with large shower enclosure, wash hand basin and WC and electric heating. The development has a large residents lounge, guest suite, laundry room and beautifully maintained communal gardens.

## 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 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

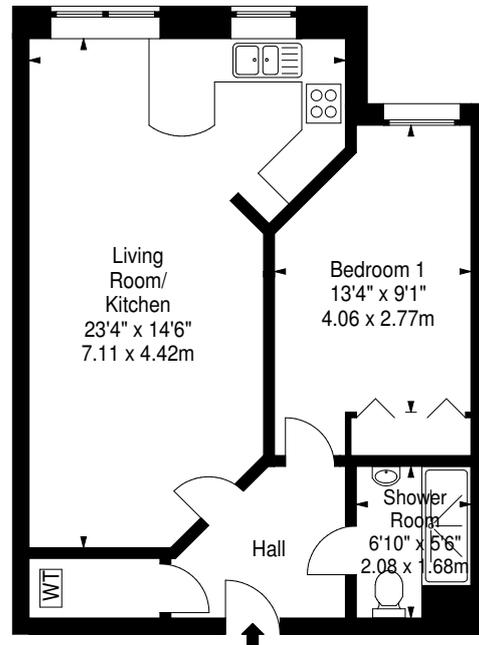
by appointment contact Lindsays on [propertyadmin@lindsays.co.uk](mailto:propertyadmin@lindsays.co.uk)



Maxwell Street,  
Edinburgh, EH10 5HU



Approx. Gross Internal Area  
519 Sq Ft - 48.22 Sq M  
For identification only. Not to scale.  
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Fourth Floor

T: 0131 229 4040 E: [edinburghproperty@lindsays.co.uk](mailto:edinburghproperty@lindsays.co.uk) W: [property.lindsays.co.uk](http://property.lindsays.co.uk)

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.