



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**14/53 Maxwell Street**

MORNINGSIDE, EDINBURGH, EH10 5HU



# MORNINGSIDE

EDINBURGH, EH10 5HU

“... A SUPERB SELECTION OF INDEPENDENT SPECIALIST SHOPS, HIGH STREET SHOPS, BARS, CAFÉS, RESTAURANTS AND A WAITROSE SUPERMARKET ALL CAN BE FOUND IN MORNINGSIDE ...”

This property sits just off Morningside road, in what is a very desirable area of Edinburgh. There is a selection of local amenities on Morningside road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside. Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks & Spencer food outlet.

A good selection of quality schools are available within the catchment from primary through to secondary level and in the private sector, George Watson's. For further education, two of Napier Universities main campuses are close by.

Lying on the outer limits of Edinburgh City centre, the location offers superb outdoor leisure activities, with nearby Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive, with walking, biking and skiing on offer. For golf enthusiasts, there are numerous golf courses, including Braidhills and Mortonhall. There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.





# 14/53 MAXWELL STREET

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McEwan Fraser Legal are delighted to present this bright attractive one bedroom retirement apartment that occupies a prime position within this well-kept and popular modern development. The flat is entered from a communal hallway and has a lift as well as stairs to all floors. Access to well maintained communal garden grounds, private residents parking, a full-time house manager and emergency pull cords throughout.

The accommodation briefly consists of an entrance hallway, with access to all rooms and a large storage cupboard. The most impressive lounge with dining area is flooded with plenty of light coming from the windows in both lounge and kitchen. The well proportioned with a fully fitted kitchen which is separate from the lounge and has wall and base units with a range of white goods appliances. The property has one large double bedroom that has wardrobes built-in, as well as providing space for free-standing furniture if required. The property is completed by the bathroom with a walk-in shower and includes a white three-piece suite suitable for those with mobility difficulties and this has been very recently installed to a high standard. A large benefit of this property is that it has a lift.

Electric panel heaters have been installed and this along with comprehensive double glazed window units should help ensure a warm yet cost-effective living environment. There is also ample residents parking in the development's car park and community events taking place in the communal areas to create an excellent social dynamic place to live.

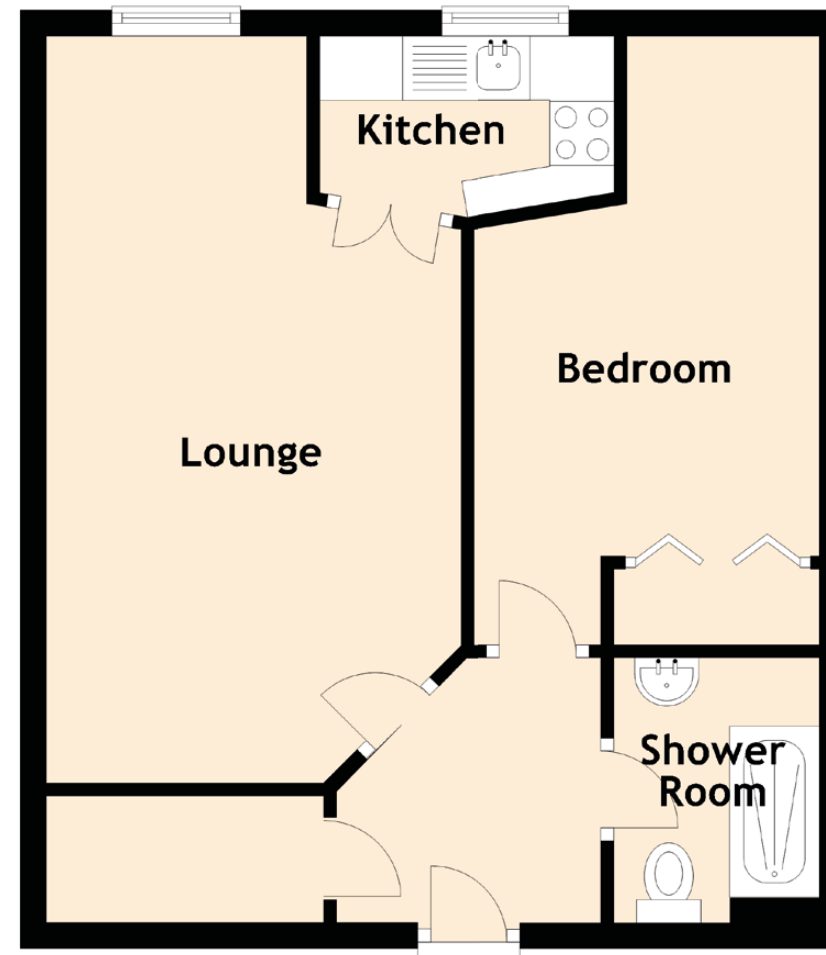






# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	7.10m (23'4") x 3.23m (10'7")
Kitchen	2.30m (7'7") x 1.50m (4'11")
Bedroom	4.06m (13'4") x 2.78m (9'1")
Shower Room	2.07m (6'9") x 1.60m (5'3")

Gross internal floor area (m<sup>2</sup>): 49m<sup>2</sup> | EPC Rating: C

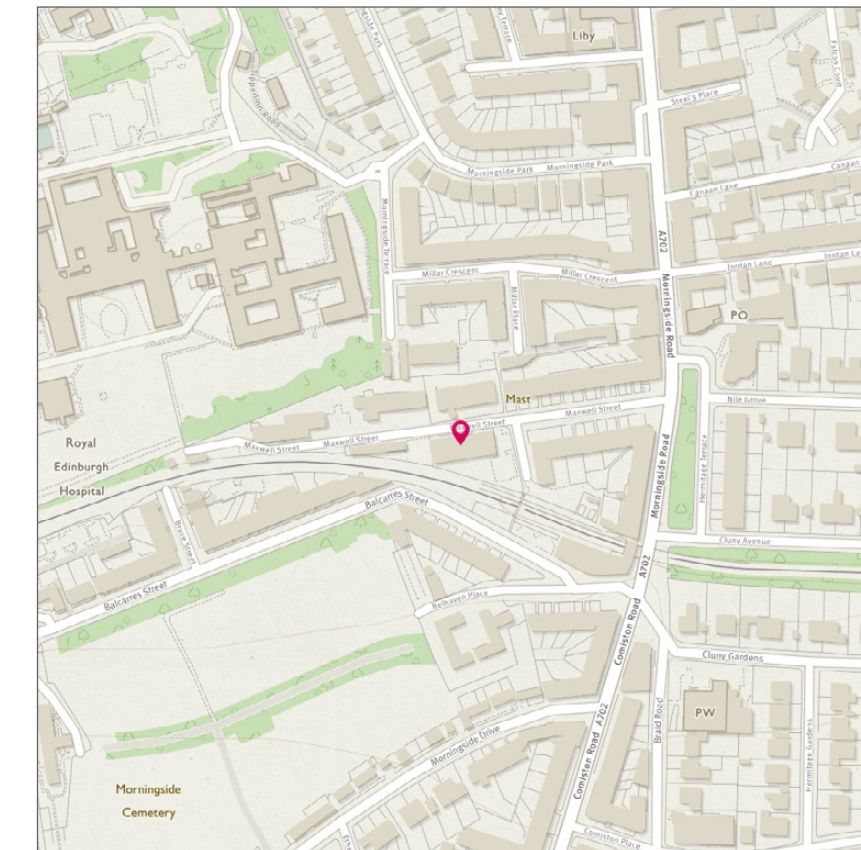


Image credit: <https://www.dandansurvey.co.uk/>





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