

29/2 Maxwell Street

MORNINGSIDE, EDINBURGH, EH10 5FT



*Spacious three-bedroom apartment with two balconies
and garage in the heart of Morningside*



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McEwan Fraser Legal is delighted to present this spacious three bedroom flat with two public rooms, two balconies, parking and a garage in the heart of Morningside. The property is presented in excellent internal order and would make a fantastic city centre apartment for a professional couple or someone looking to downsize and stay in the area. Offered to the market **CHAIN FREE.**

entrance hall

The internal accommodation is arranged around a central hallway with integrated storage. There is a fantastic living and entertaining space which is focused on a generous and naturally bright dual aspect living room.

There is ample space for a variety of different furniture configurations allowing a purchaser to create their ideal entertaining space.



the kitchen



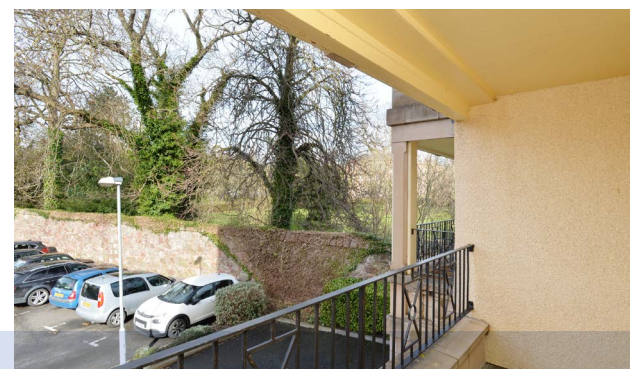
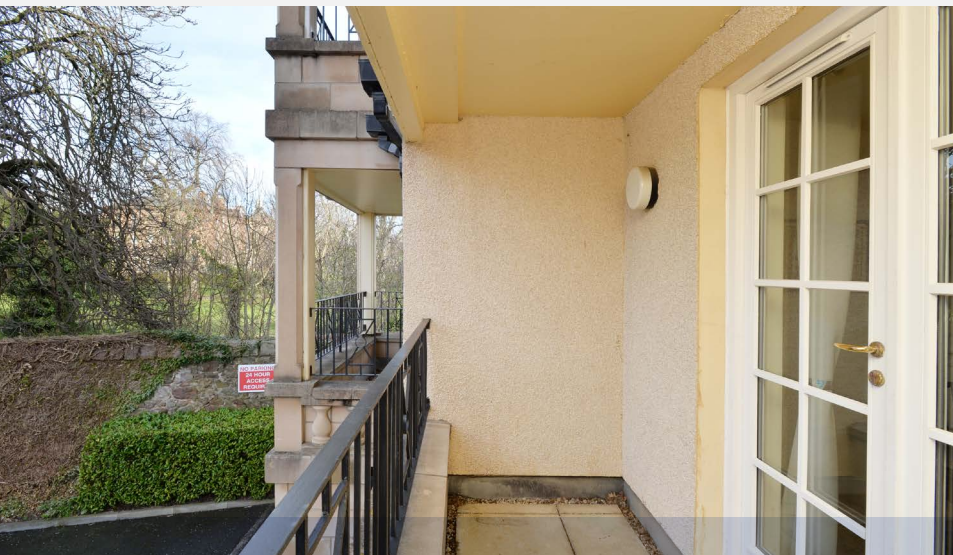
A contemporary breakfasting kitchen sits adjacent to the reception room. The kitchen comprises a full range of gloss base and wall mounted units with contrasting work surfaces. There is ample prep and storage space alongside a range of integrated and free-standing appliances.



dining room



Double doors from the living room open in a well-proportioned dining room with a balcony. The dining room and balcony enjoy a westerly aspect making them bright long into the evening.



Moving through the dining room, you will find the master bedroom which also enjoys a west-facing balcony. The master is a generous double with ample floor space for a full range of bedroom furniture and further benefitting from an en-suite shower room.

There are two further double bedrooms which both come with integrated wardrobes. The internal accommodation is completed by the master bathroom which is partially tiled and includes a three-piece white suite.





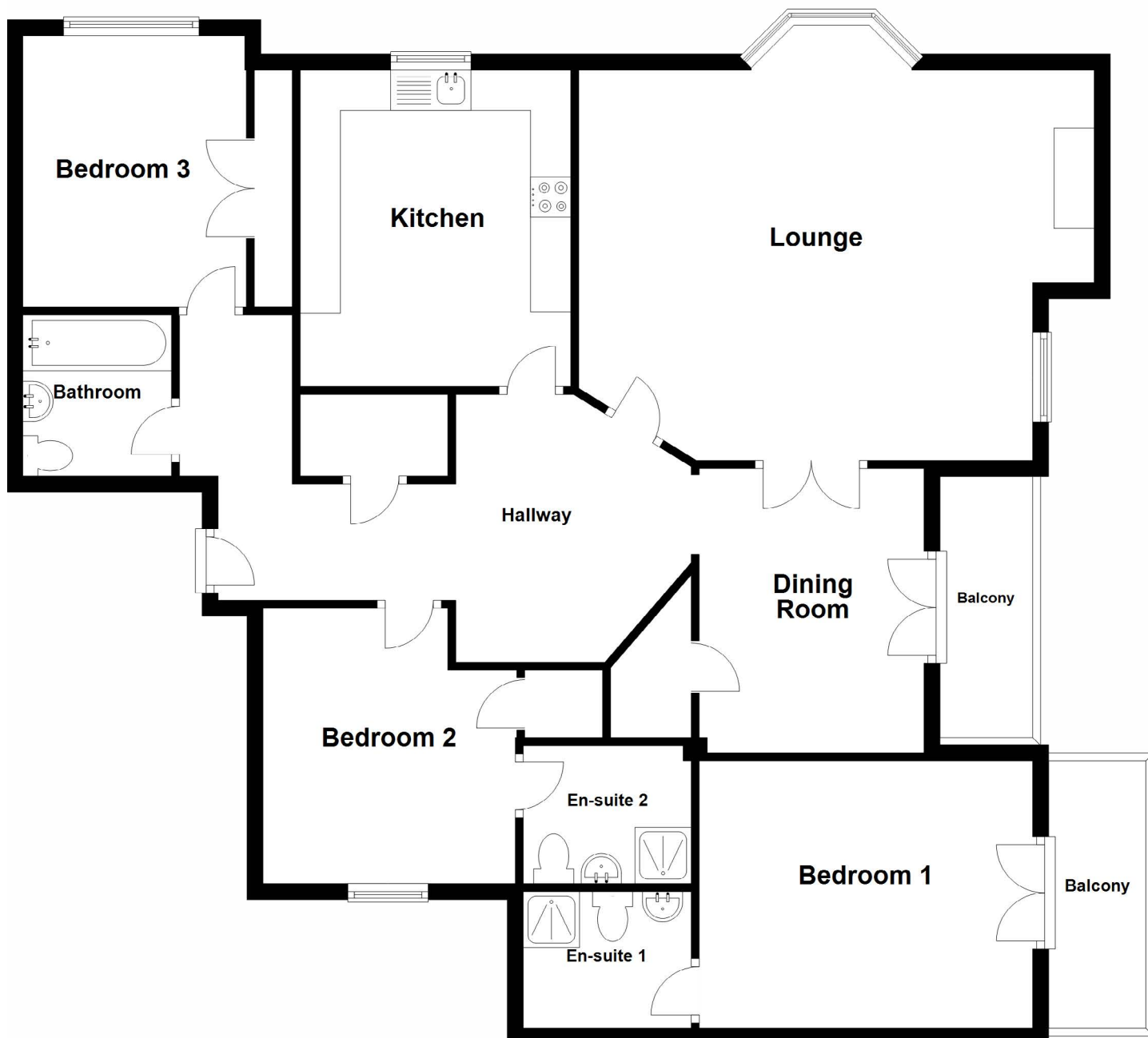
bedrooms 2 & 3, en-suite & bathroom

the exterior



Externally, the property sits in a well-maintained development with ample parking. There is a large garage included with the flat.





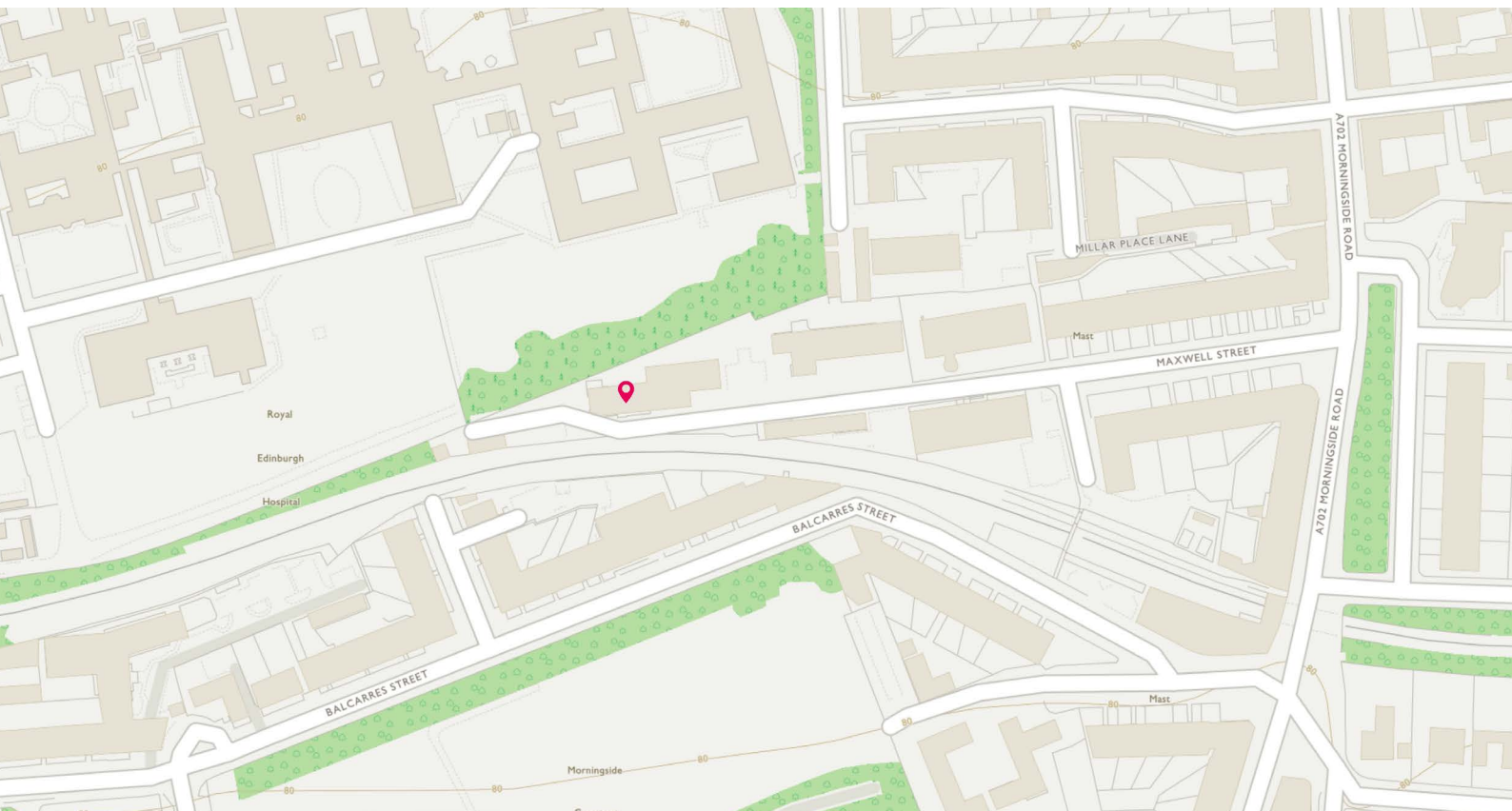
Approximate Dimensions

(Taken from the widest point)

Lounge	5.65m (18'6") x 4.86m (15'11")	En-suite 2	2.09m (6'10") x 1.72m (5'8")
Kitchen	3.94m (12'11") x 3.37m (11'1")	Bedroom 3	2.95m (9'8") x 2.94m (9'8")
Dining Room	3.71m (12'2") x 2.80m (9'2")	Bathroom	1.94m (6'4") x 1.85m (6'1")
Bedroom 1	4.15m (13'7") x 3.33m (10'11")	Gross internal floor area (m ²): 129m ²	
En-suite 1	2.09m (6'10") x 1.70m (5'7")	EPC Rating: B	
Bedroom 2	3.43m (11'3") x 2.30m (7'7")		

Maxwell Street sits in the heart of Morningside, west of the Braids, a highly sought after residential area. There are a wide range of local amenities in Morningside, including doctors, dentists, chemists and a superb selection of independent specialist shops, High Street shops, bars, cafes, restaurants and a Waitrose supermarket. Further afield, Straiton Retail Park is a short drive away. Lying on the outer limits of Edinburgh city centre, the location offers superb outdoor leisure activities, with nearby Morningside Park, Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive away. For golf enthusiasts, there are numerous Golf Courses, including Braidhills and Mortonhall.





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