

5/6 MAXWELL STREET

EDINBURGH, EH10 5HT

5 / 6 Maxwell Street



The Property

McEwan Fraser Legal is delighted to present this two bedroom flat in Morningside. The property has recently had a full renovation, and has been finished to an extremely high standard. The flat is nestled in the heart of Morningside, close to public transport that will provide you access all over the city.



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OPEN PLAN LIVING



Inside the property comprises of a brand new fitted modern kitchen, with new integrated appliances. The open-plan living, kitchen dining area with large windows letting in lots of natural light. The flat has been decorated tastefully with neutral colours. Leading into a spacious bright hallway. The flat includes two generously sized double bedrooms, with ample storage. The main bathroom is newly renovated to a high standard, as well as the en-suite. Both modern with a luxury look.

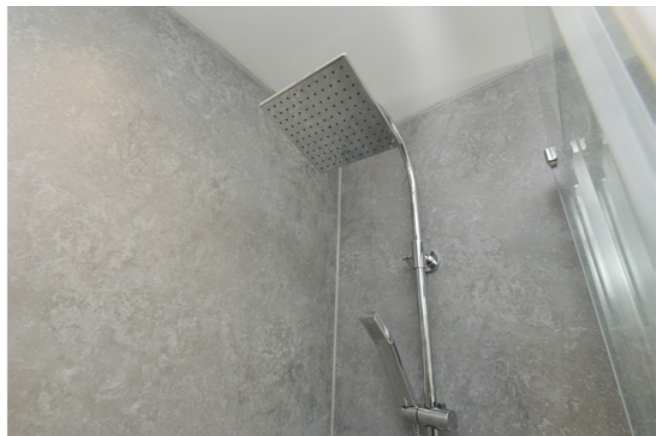
OPEN PLAN LIVING



OPEN PLAN LIVING



BEDROOM 1 & EN-SUITE

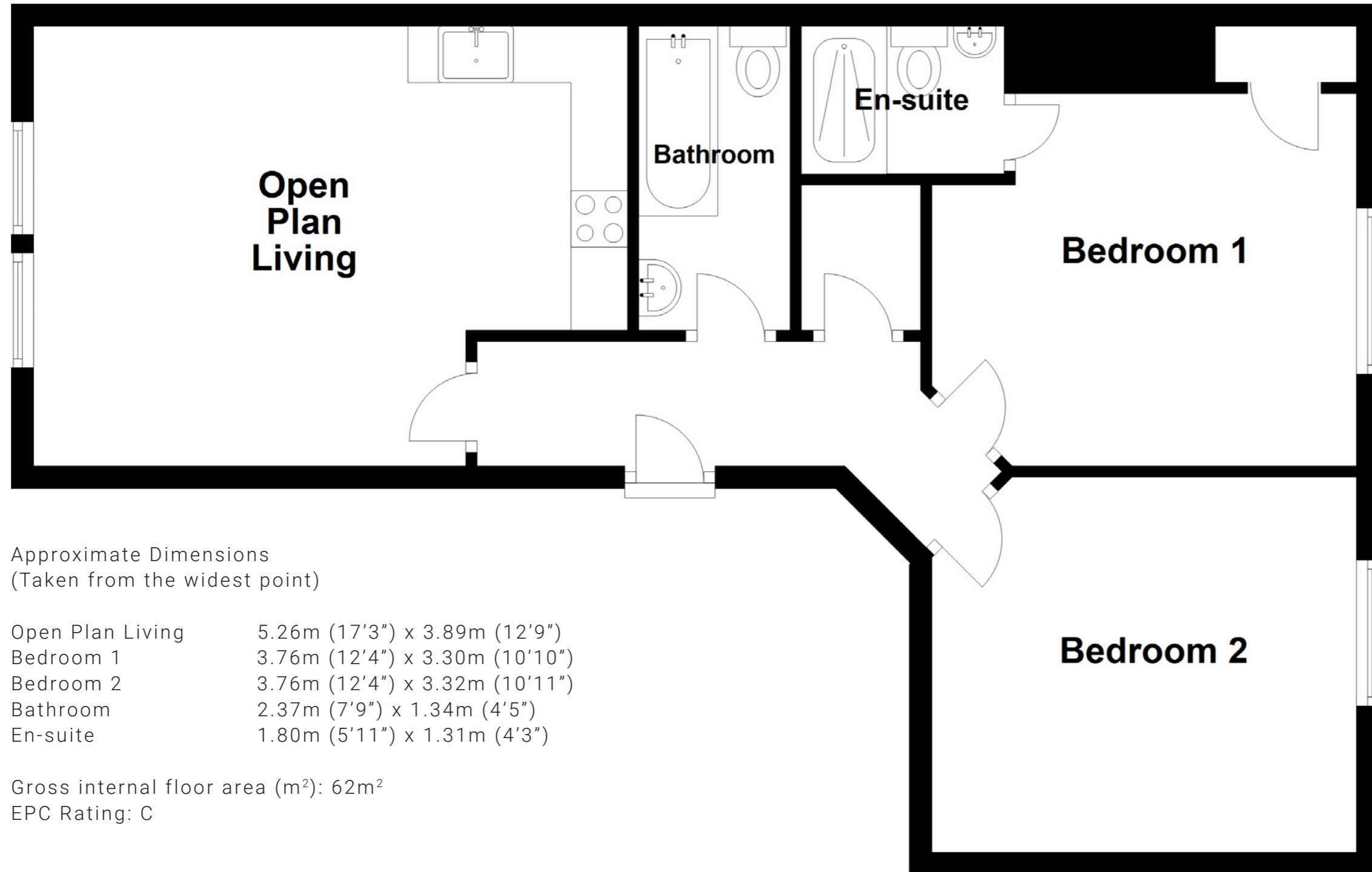


BEDROOM 2



THE BATHROOM





Approximate Dimensions
(Taken from the widest point)

Open Plan Living	5.26m (17'3") x 3.89m (12'9")
Bedroom 1	3.76m (12'4") x 3.30m (10'10")
Bedroom 2	3.76m (12'4") x 3.32m (10'11")
Bathroom	2.37m (7'9") x 1.34m (4'5")
En-suite	1.80m (5'11") x 1.31m (4'3")

Gross internal floor area (m²): 62m²
EPC Rating: C



THE EXTERIOR



In addition to this, the property includes on-street permit parking. This is a rare opportunity to acquire such a modern flat, finished to a very high standard in a fantastic location.





MORNINGSIDE

The Location

This property sits on Maxwell Street in the heart of Morningside, in 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

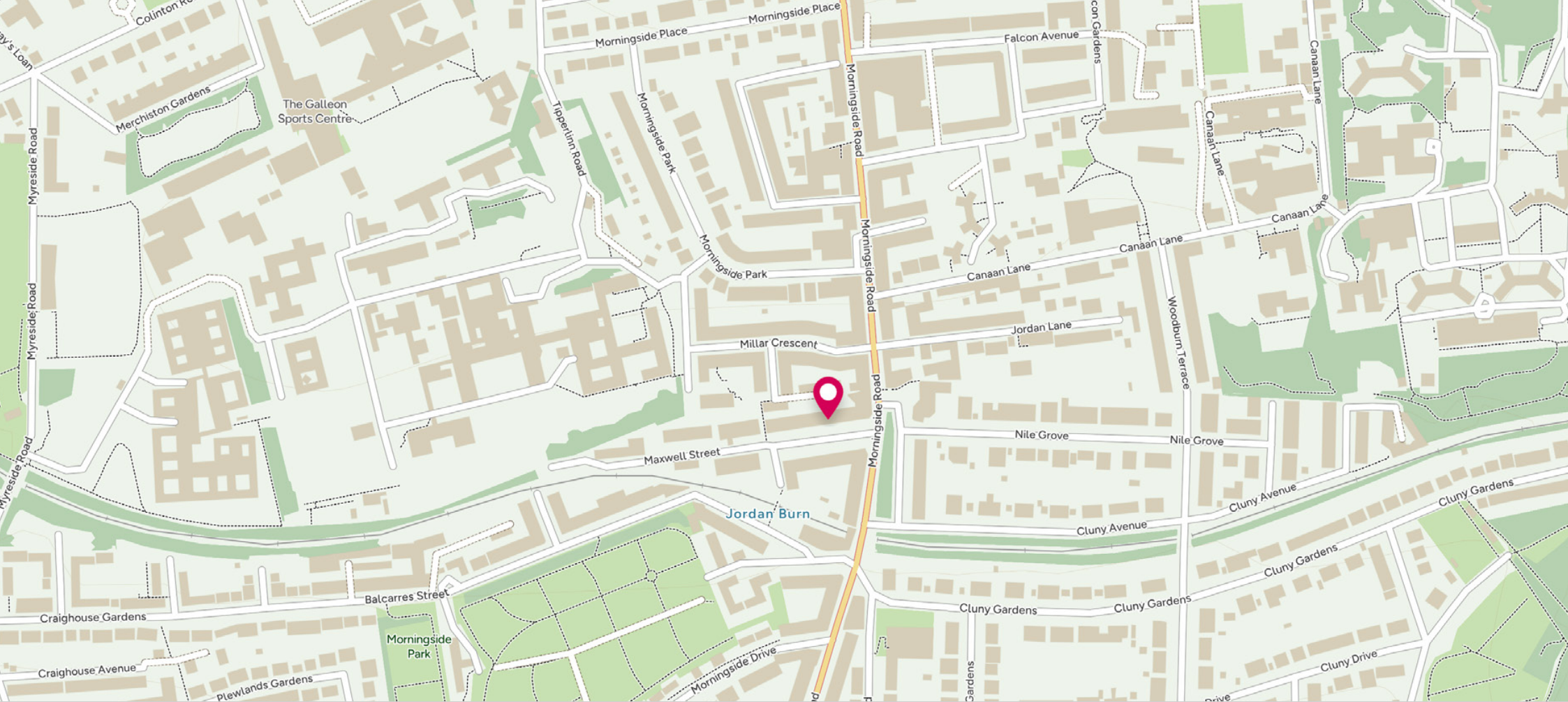


Morningside Park, Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive away. For golf enthusiasts, there are numerous Golf Courses, including Braidhills and Mortonhall.

There are excellent transport links, with regular bus services to the city centre and Edinburgh's main hospitals. The City Bypass is a few minutes by car, offering quick and easy access to the major road networks and Edinburgh International Airport.

EDINBURGH CITY CENTRE





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