

**3/5 Maxwell Street
Edinburgh EH10 5HT**

Offers Over £310,000

- Bright & Spacious 2 bed property
- Sought after location
- Spacious lounge kitchen/Diner with double window
- Two generous double bedrooms
- Luxurious bath room
- Double glazing & gas central heating
- Communal gardens
- On Street permit parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



1



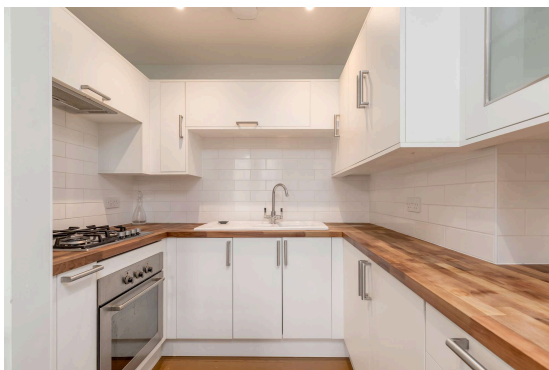
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EPC C



Bright and Spacious Second Floor Flat

3/5 Maxwell Street is a bright and spacious two-bedroom flat located in the highly sought-after Morningside area of the city. Combining charming period features with contemporary decor the property is situated moments away from a fantastic array of local amenities and well connected transport links. Offered in true walk-in condition, this property presents an ideal opportunity for first-time buyers and young professionals alike.

The property consists; welcoming entrance hallway with a convenient storage press, leading into a spacious and well-proportioned lounge/diner. This bright living space benefits from a large double window providing plenty of natural light, while period features such as ornate cornicing, centre rose, Edinburgh press, and a decorative fireplace add charm and character. The kitchen is well equipped with ample floor and wall mounted storage, an integrated electric oven and gas hob, and integrated fridge. There are two generous double bedrooms, both offering comfortable and flexible accommodation. The bathroom is fitted with a modern three-piece suite, including a rainwater mains shower over the bath. Additional benefits include gas central heating and double glazing throughout, ensuring energy efficiency. Externally the property benefits from well maintained communal gardens and residents permit parking. Please note no warranty is given for systems.

Located just south of the city centre Morningside is a vibrant and highly desirable area of Edinburgh. Known for its charming village atmosphere and excellent amenities, the area offers a wide selection of independent boutiques, artisan coffee shops, bookshops, restaurants, and bars. For everyday essentials, Waitrose, M&S Foodhall, and Sainsbury's Local are nearby. Entertainment and leisure options include the much-loved Dominion Cinema, a local theatre, and the Craiglockhart Leisure and Tennis Centre. For those who enjoy the outdoors, Blackford Hill, Hermitage of Braid, and Braid Hills offer beautiful green spaces ideal for walking, running, or simply enjoying the views.

Viewing by appointment 0131 337 1800

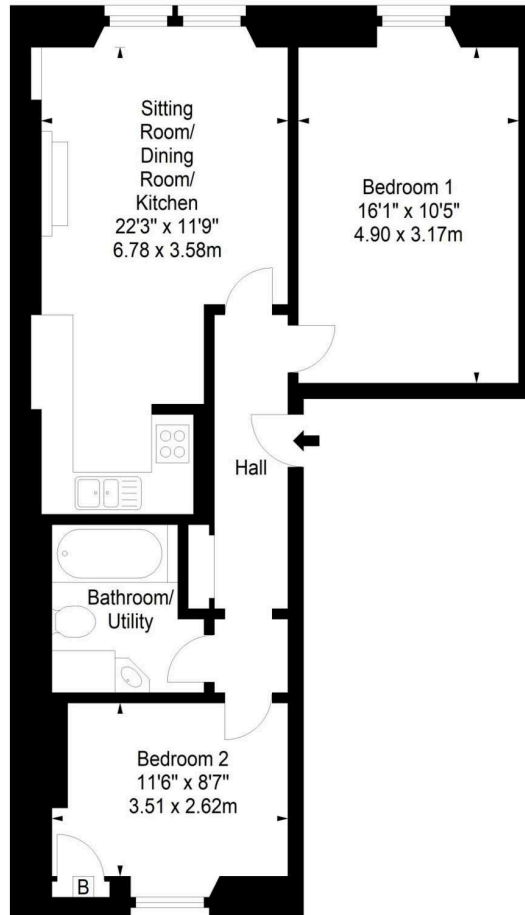




Maxwell Street,
Edinburgh,
Midlothian, EH10 5HT



Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M
For identification only. Not to scale.
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Second Floor



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