



14/13
Maxwell Street
Edinburgh
EH10 5HU





Built by McCarthy & Stone, the development is in a no through street, close to many excellent shops, amenities and facilities. It has a cc tv entryphone system, residents parking, 24 hour Careline, a house manager and attractive landscaped gardens to the rear facing south.

The accommodation comprises:

- Hall with walk in store
- Spacious Lounge with dining area and French doors opening to an ornamental balcony
- Neat fitted Kitchen with appliances
- Double Bedroom with built in wardrobes
- Bathroom with shower attachment over the bath
- White meter heating and double glazing
- Lift, Laundry room, Guest suite and spacious Residents' Lounge with small Kitchen off
- There is general residents parking set to the side, accessed by a drive in before the entrance to the building and an attractively laid out garden to the rear, facing south with grass, flower beds, trees and a patio area with bench seats for sitting out.



Viewing by appointment on 0131 524 3800









Morningside offers an excellent range of shops including newsagents, chemist, takeaways, pubs, cafes, grocers, fishmonger, cheese shop and speciality shops together with a Waitrose Supermarket, M & S Simply Food and Sainsbury Local. It is well placed for Napier University, The Royal Edinburgh Hospital, Astley Ainslie Hospital and there are good Schools in the area. Other amenities include Morningside Library, Dominion Cinema and Church Hill Theatre, Blackford Hill and pond, Hermitage of Braid, Braid Hills, Braidburn Valley Park and the Braid Hills Golf Course. A number of bus services are available from the main road going to the City Centre and other parts of Edinburgh.

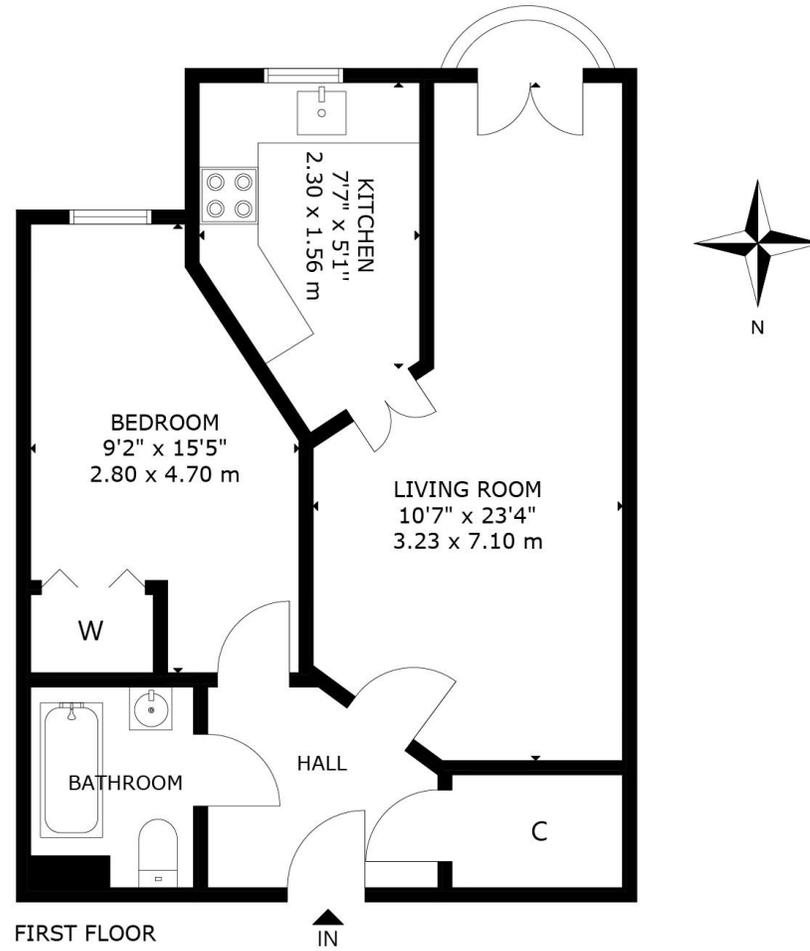
Note – Single occupants must be aged 60, while in the case of couples, one person must at least be 60 and the other 55. All prospective residents must meet with the House Manager for mutual approval, before purchase.

Extras:

All fitted flooring, window coverings and integrated appliances are included in the sale.

- EPC Band- D
- Council Tax Band- D





14/13 MAXWELL STREET, EDINBURGH
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 533 SQ FT / 49 SQ M
All measurements and fixtures including doors and windows are
approximate and should be independently verified.
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* Please contact us for a free consultation or valuation

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