



23/6 MILLAR CRESCENT

Morningside, Edinburgh, EH10 5HN



1

Public Room



2

Bedrooms



1

Bathroom



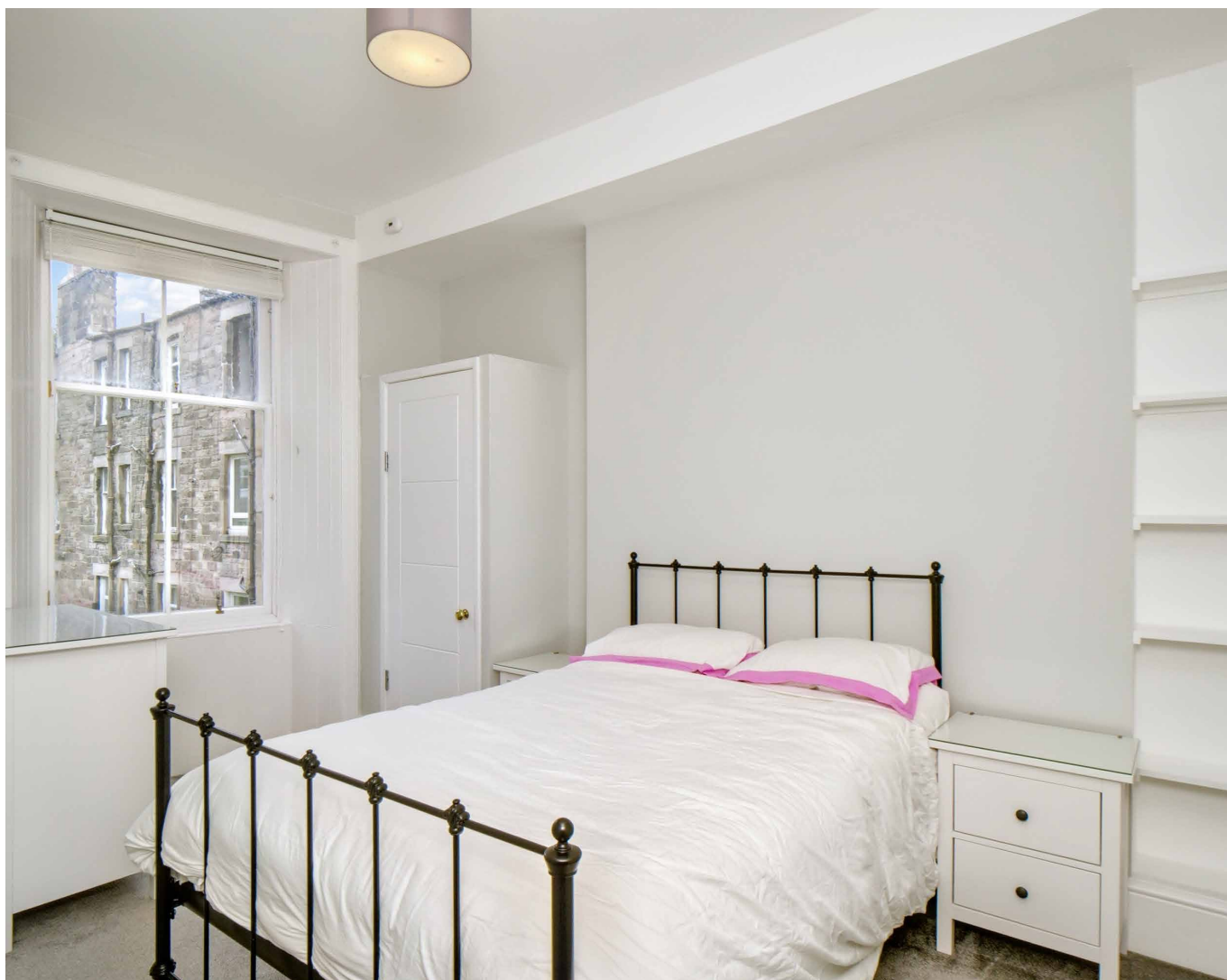
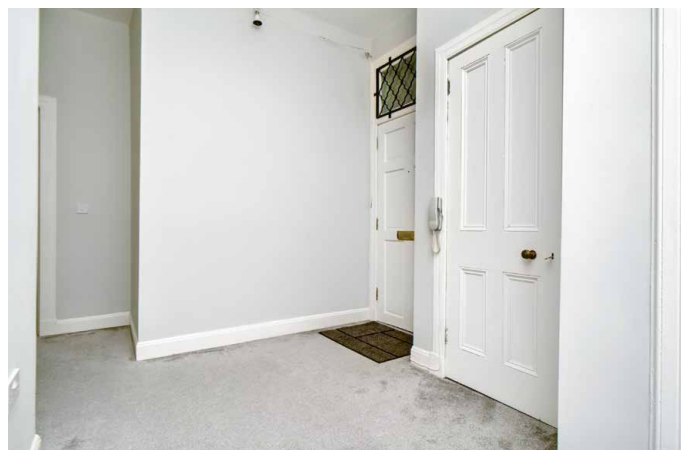
23/6 MILLAR CRESCENT

Introducing a traditional two-bedroom second-floor flat which offers a beautiful combination of modern interiors and retained period details. Recently renovated, the home also enjoys an attractive blank canvas and quality finishings, ensuring fashionable accommodation that is easy to style. It further benefits from an on-trend breakfasting kitchen and a four-piece bathroom, equipped with a separate shower cubicle. Furthermore, it has shared use of a large south-facing garden and drying area, which is well-maintained and predominantly laid to lawn.

Situated in the heart of Morningside, the property has a highly sought-after setting in the capital. It has a wealth of fantastic amenities just a stone's throw away, as well as a wide choice of cafes, bars, and restaurants. Nearby bus links also provide a swift commute into the city centre which can be reached in under 20 minutes. It is a highly desirable location that will prove hugely popular with city professionals, as well as couples, small families, and first-time buyers alike.







EPC
RATING



COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A spacious second-floor flat
- Part of a traditional tenement building
- Situated in prestigious Morningside
- Neutral interiors and period features
- Secure telephone-entry system
- Welcoming hall with built-in storage
- Living/dining room with a bay window
- Modern breakfasting kitchen
- Two spacious double bedrooms
- Bathroom with a four-piece suite
- South-facing communal garden
- Controlled permit parking (Zone S2)







Extras: integrated appliances (ceramic hob, extractor hood, and oven) to be included in the sale, whilst contents are available through separate negotiation. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

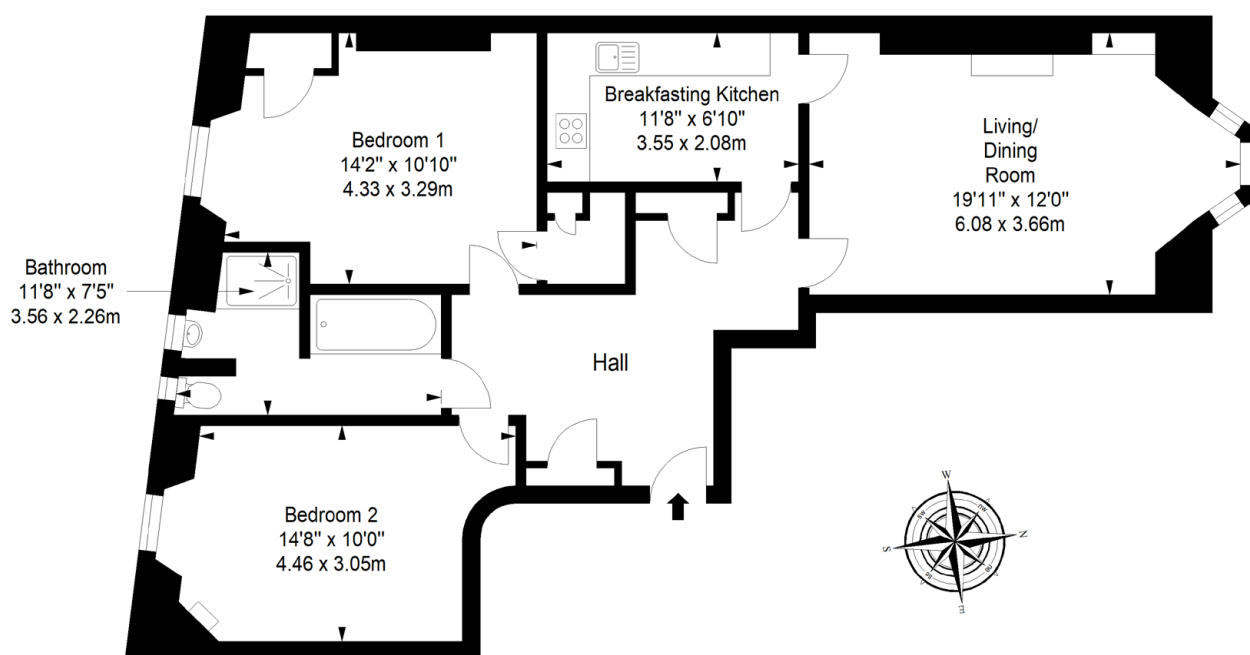


MORNINGSIDE

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools, including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.

Second Floor

Approx. 81.3 sq. metres (875.1 sq. feet)



Total area: approx. 81.3 sq. metres (875.1 sq. feet)



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