



23/7 Millar Crescent  
Morningside, EH10 5HN

**Deans**   
Solicitors & Estate Agents LLP

PERMIT HOLDERS ONLY



## THIRD FLOOR FLAT

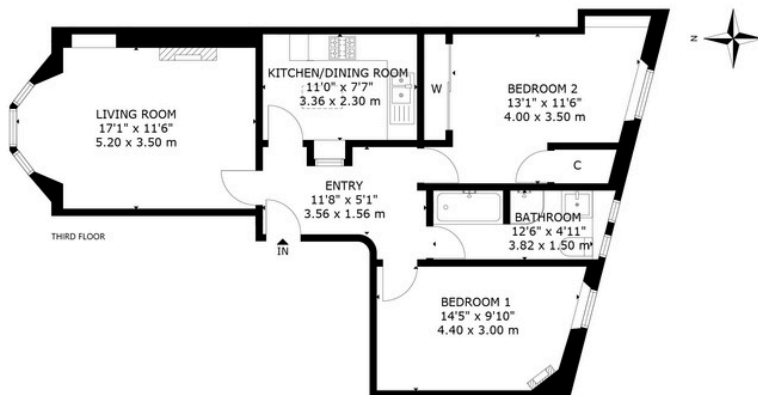
- Living Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Bathroom
- Shared Rear Garden
- On-Street Parking
- Double Glazing & GCH
- EPC Rating – D



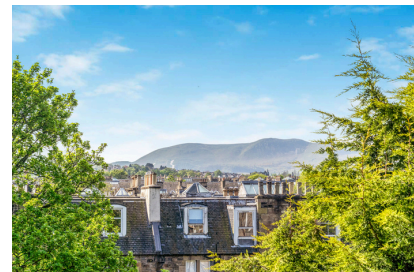
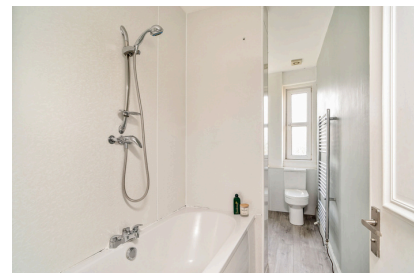


Forming part of a traditional tenement building, this immaculately presented third floor flat is located in a highly desirable location in Morningside. The property is in close proximity to a variety of local amenities, including artisan shops, cafés, supermarkets, restaurants and bars. There are fantastic bus links to the city centre and surrounding areas and the City Bypass is easily accessible. The accommodation comprises: welcoming hallway, spacious, bay-windowed living room with attractive fireplace and ornate cornicing, separate kitchen with space for dining table and chairs, two good-sized double bedrooms and bathroom with shower over bath and separate shower cubicle. Externally, there is a well-maintained shared garden to the rear and on-street permit and pay and display parking is available in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted floor coverings, curtains, oven, hob, hood, washing machine and fridge-freezer. All included appliances are sold as seen with no warranty provided.





23/7 MILLAR CRESCENT, EH10 5HN  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL AREA 720 SQ FT / 67 SQ M  
All measurements and fixtures including doors and windows are  
approximate and should be independently verified.  
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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