

**1/10 Millar Place
Edinburgh EH10 5HJ**

Offers Over £210,000

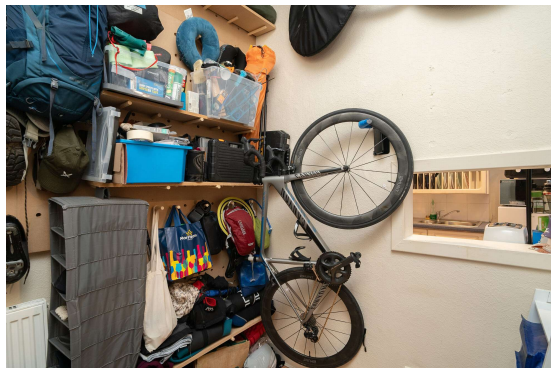
- Charming one bed traditional flat
- Sought after location
- Open plan Lounge/Kitchen/Diner
- Double bedroom with built in storage
- Versatile box room
- Bathroom with three piece suite and mains shower
- Gas central heating, smart meter & Double glazing
- Residents permit parking

Council Tax Band: B

Tenure: Freehold

Annual Service Charge: N

Shared Ownership: N



Second Floor Flat

1/10 Millar Place is a charming and well-presented one-bedroom tenement flat located in the highly sought-after Morningside area of the city. Ideally positioned close to an excellent range of local amenities, cafes, and transport links, this delightful property offers an outstanding opportunity for first-time buyers, young professionals, or investors alike.

The property welcomes you with a bright and inviting entrance hallway, leading into a spacious open-plan lounge, kitchen, and dining area providing the ideal space for relaxing or entertaining friends and family. The well-equipped kitchen features a gas hob, electric oven, freestanding fridge-freezer, and ample wall and base storage units. A well-proportioned double bedroom with built-in wardrobes offers comfortable accommodation, complemented by a versatile box room that can serve as a home office, dressing room, or additional storage. The bathroom includes a three-piece suite and a mains-powered shower. Further benefits include gas central heating, double-glazed windows, and a smart meter, ensuring comfort and energy efficiency throughout. Externally, residents can enjoy access to a peaceful communal garden and the convenience of permit parking.

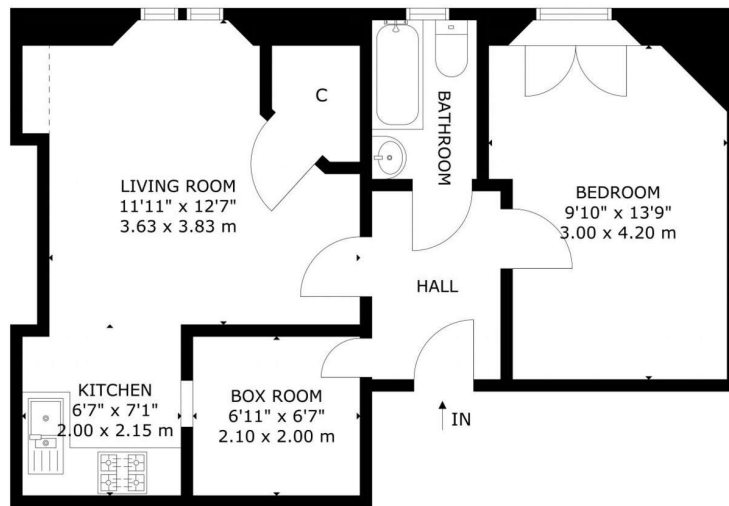
Morningside is a vibrant and highly desirable area of Edinburgh, located just south of the city centre. Known for its charming atmosphere and excellent amenities, the area offers a wide selection of independent boutiques, artisan coffee shops, bookshops, restaurants, and bars. For everyday essentials, 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.

Viewings on Sundays 2pm-4pm or by appointment 0131 337 1800







1/10 MILLAR PLACE, EDINBURGH, EH10 5HJ
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 452 SQ FT / 42 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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