










Fixed Price

**£215,000**

## 1/10 Millar Place

Morningside | Edinburgh | EH10 5HJ

A fantastic opportunity has arisen to purchase this impressive second floor flat situated within the popular area of Morningside, close to excellent local amenities and transport links. The property would undoubtedly appeal to first time buyers, professionals and buy-to-let investors.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - B



## Description

The property in brief comprises; secure entry system, welcoming entrance hallway, light and airy reception room with utility cupboard, open plan fitted kitchen with appliances, good sized double bedroom with large fitted wardrobes, useful box room creating the perfect home office, and bathroom with three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



## Extras

All fitted floor coverings will be included in the sale together with the hob, oven, washing machine and fridge/freezer.

## Garden & Parking

There is a well maintained communal garden to the rear of the building and for the car user, there is permit/meter parking to the front and surrounding area.

## Viewing

By appointment through Neilsons 0131 625 2222.







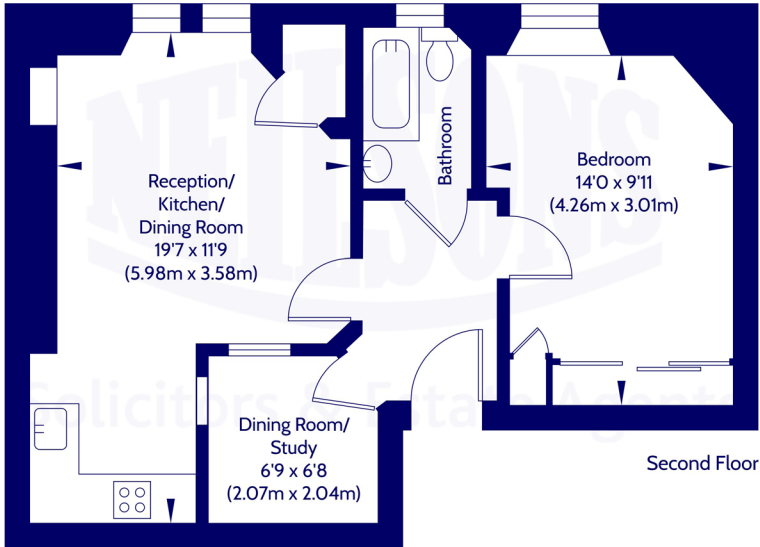
## Location

Long regarded as one of Edinburgh's most desirable areas, Morningside offers the quintessential blend of urban convenience and suburban charm. An abundance of highly regarded independent shops and stores are available within moments' walk of this property along with a wealth of cafes, restaurants and bars. Waitrose and Marks and Spencer supermarkets provide further shopping with excellent local bus services offering swift access to the city centre and surrounding areas. Culture and entertainment is provided locally with the Dominion Cinema and Church Hill Theatre and a wealth of recreational facilities can be found in the area including picturesque walks to The Hermitage of Braid and Bruntsfield Links.





Approx. Gross Internal Floor Area 43.14 Sq M / 464 Sq Ft.



Second Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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