

MORNINGSIDE

35/15 MILLAR CRESCENT
EH10 5HQ



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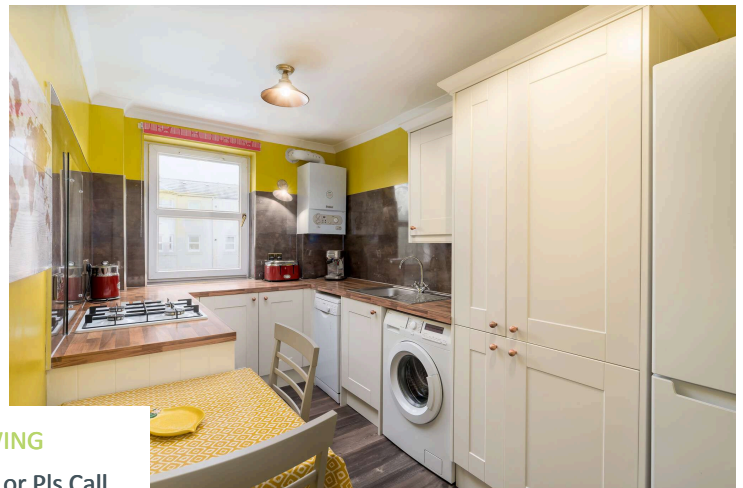
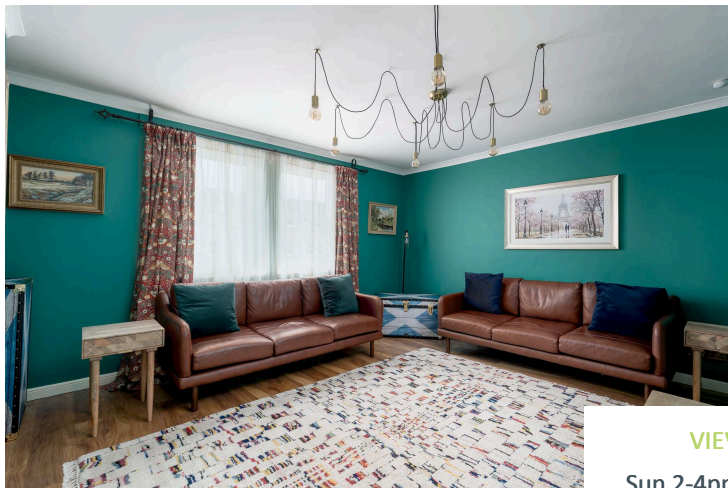
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EPC RATING: B

OFFERS OVER £375,000

PROPERTY DESCRIPTION

- Communal entrance hallway & stairs leading to private entrance & hall with some great storage
- Large sunny south facing sitting room with feature lighting
- Bright kitchen/dining room with good range of cream shaker style units, a larger cupboard & appliances and space for a breakfast table
- Main bedroom with wall mounted tv & fitted wardrobes leading to
- Ensuite shower room with large walk in shower, sink & wc
- Second double bedroom with fitted wardrobes
- Third single bedroom with fitted cupboard – would make a great child's room or study
- Family bathroom with bath, vanity sink unit & wc
- Gas central heating from combi boiler located in the kitchen
- Upvc double glazed windows
- Well maintained areas of communal garden ground
- Single allocated parking space & visitors' parking
- Factor fee of £106.24pcm to cover block buildings insurance, cleaning, gardening & maintenance of communal areas. There is a sinking fund for anticipated communal maintenance costs.

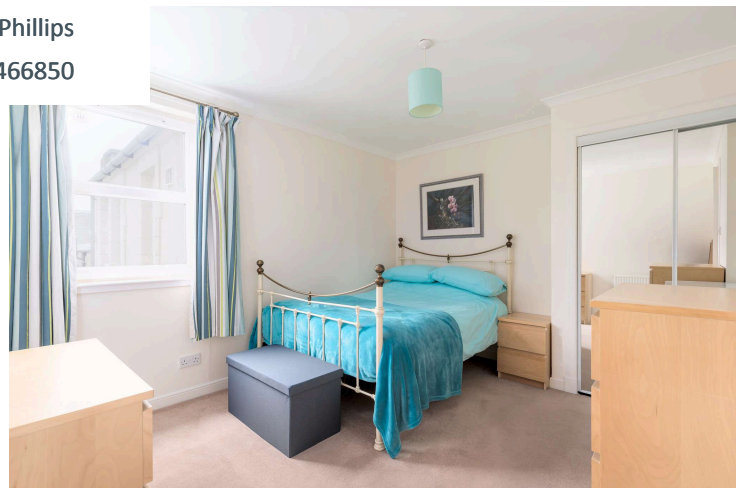
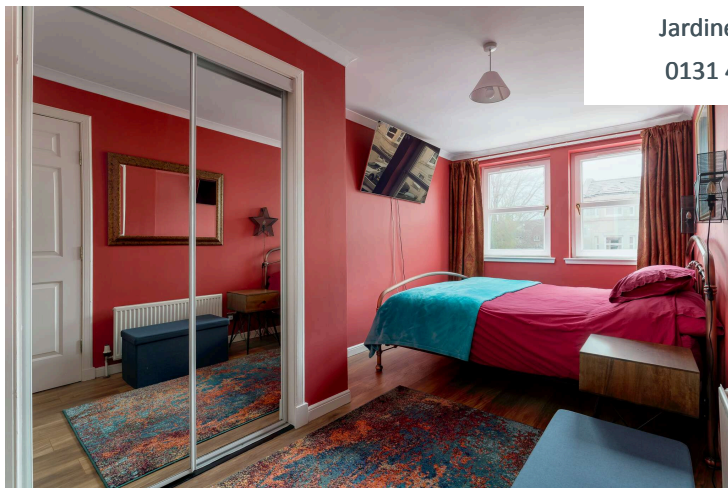


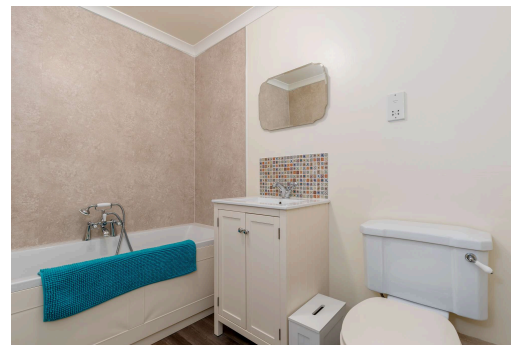
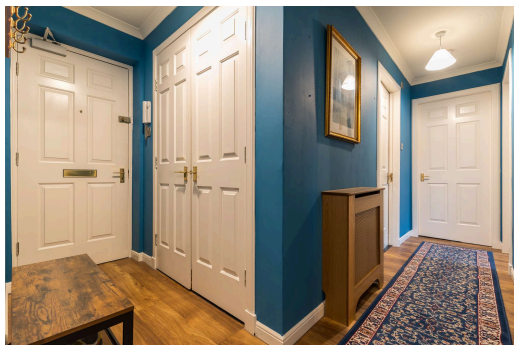
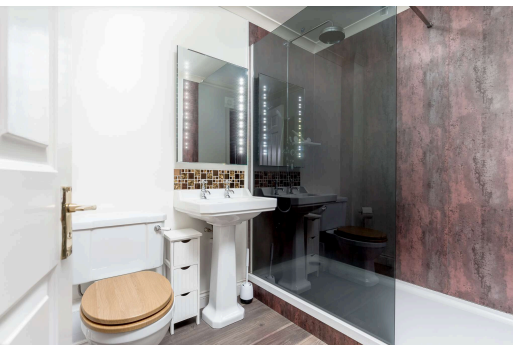
VIEWING

Sun 2-4pm or Pls Call

Jardine Phillips

0131 4466850





STYLISH THREE BED TWO BATH MODERN SECOND FLOOR FLAT WITH PARKING IN CENTRAL MORNINGSIDE LOCATION

This well maintained & presented spacious apartment is located minutes from the wonderful amenities of prestigious Morningside. It is ideal for professionals working from home or a young family wishing to be in an excellent school catchment. With the added benefit of off-street parking. There are also great transport links into the city centre and access to a wealth of wide-open spaces & leisure facilities nearby.

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The property is also well placed for lots of walks and open spaces including Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access into town via the numerous bus services, and out of town to the city bypass and the

motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, gas hob oven, slimline dishwasher, freestanding fridge freezer, washing machine are included in the sale.

HOME REPORT VALUATION

£380,000

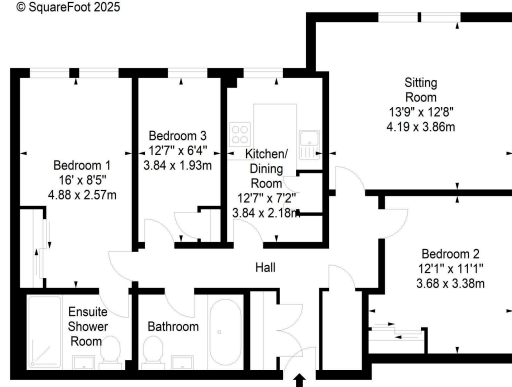


Sitting room	13'9 x 12'8 (4.19 x 3.86m)
Kitchen/dining room	12'7 x 7'2 (3.84 x 2.18m)
Bedroom 1	16' x 8'5 (4.88 x 2.57m)
Bedroom 2	12'1 x 11'1 (3.68 x 3.38m)
Bedroom 3	12'7 x 6'4 (3.84 x 1.93m)

Millar Crescent,
Edinburgh,
Midlothian, EH10 5HQ



Approx. Gross Internal Area
881 Sq Ft - 81.84 Sq M
For identification only. Not to scale.
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Second Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

