

MORNINGSIDE

6/15 MILLAR PLACE
EH10 5HJ



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EPC RATING: C

OFFERS OVER £265,000

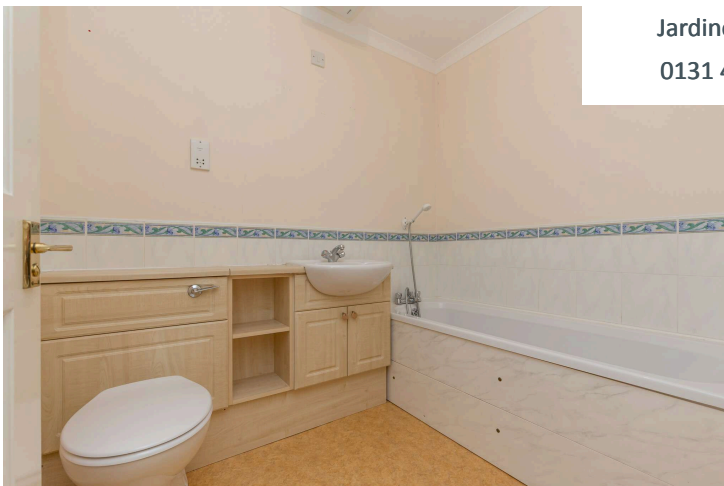
PROPERTY DESCRIPTION

- Open hallway with handy storage cupboards
- Spacious, sunny bay windowed living/dining room
- Fully fitted kitchen with wide range of wooden units & appliances
- Principal bedroom with twin windows and fitted wardrobes, leading to
- Ensuite shower room with shower cubicle, fitted vanity sink unit & wc
- Good sized second double bedroom with large fitted wardrobe
- Family bathroom with bath with hand held shower, fitted vanity sink unit & wc
- Replacement upvc double glazed windows
- Gas central heating from boiler located in the kitchen
- Well maintained communal gardens
- Allocated off street parking space
- Development managed by Simply Factors at a cost of approx. £106pcm to cover maintenance of the communal areas & block buildings insurance



VIEWING

Sun 2-4 or pls call
Jardine Phillips
0131 4466850





MODERN TWO BED TWO BATH SECOND FLOOR FLAT IN SUPERB CENTRAL MORNINGSIDE LOCATION

Located in this quiet street, minutes from the wide array of amenities that Morningside has to offer, is this fabulous modern development. The property itself is perfect for first time buyers, investors, sharers or a young family, being in the catchment for excellent schools. Neutrally presented, it is ripe for a buyer to put their own stamp on. Great bus services into the city centre making it ideal for commuters.

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 Bruntsfield Links, the Meadows, 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, built in gas hob, oven, extractor fan, integrated dishwasher, washing machine and integrated fridge freezer are included in the sale.

HOME REPORT VALUATION

£275,000

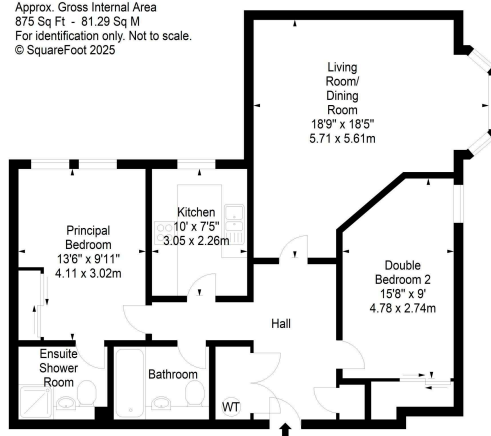


Living/dining room	18'9 x 18'5 (5.71 x 5.61m)
Kitchen	10' x 7'5 (3.05 x 2.26m)
Bedroom 1	13'6 x 9'11 (4.11 x 3.02m)
Bedroom 2	15'8 x 9' (4.78 x 2.74m)

Millar Place,
Edinburgh,
Midlothian, EH10 5HJ



Approx. Gross Internal Area
875 Sq Ft - 81.29 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 dosing date. The sellers reserve the right to sell without imposing a dosing 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.

