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Fixed Price

**£315,000**

# 30/8 Millar Crescent

Morningside | Edinburgh | EH10 5HH

This impressive top floor flat forms part of a handsome traditional tenement in the heart of Morningside, enjoying a quiet setting yet with all the convenience of the superb range of amenities and transport links that Morningside has to offer.

-  2 Bedrooms
-  1 Public room
-  1 Bathroom
-  Communal Gardens
-  EPC Rating – D
-  Council Tax Band - C



## Description

The accommodation benefits from a southerly aspect, providing excellent natural light throughout together with delightful views towards the Pentland Hills. Given the superb location and close proximity to the city centre, the property shall undoubtedly appeal to the professional person/couple or investor and merits internal viewing to be fully appreciated. The light and neutral accommodation comprises entrance hallway, beautifully proportioned reception/dining room with large window to front, decorative cornice work and storage cupboard. The modern kitchen is fitted with a range of wall and base units, complementary worktops incorporating the built-in electric hob/oven/hood, integrated fridge freezer and free standing washing machine. There are two bright and generous double bedrooms and the partially tiled bathroom comprises of a white three piece suite with mains shower over bath. Further benefits include a gas central heating system with combi boiler and double glazed window units.



*Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.*

## Extras

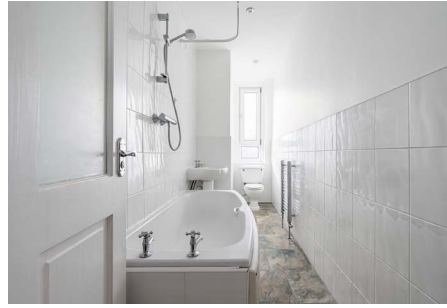
All fitted floor coverings and light fittings will be included in the sale together with the built-in electric hob/oven/hood, integrated fridge freezer and free standing washing machine.

## Gardens and parking

There is a well kept communal garden located to the rear of the building and for the car owner, permit and metered parking is available to the front and surrounding streets.

## Viewing

By appointment with Neilsons on 0131 625 2222.





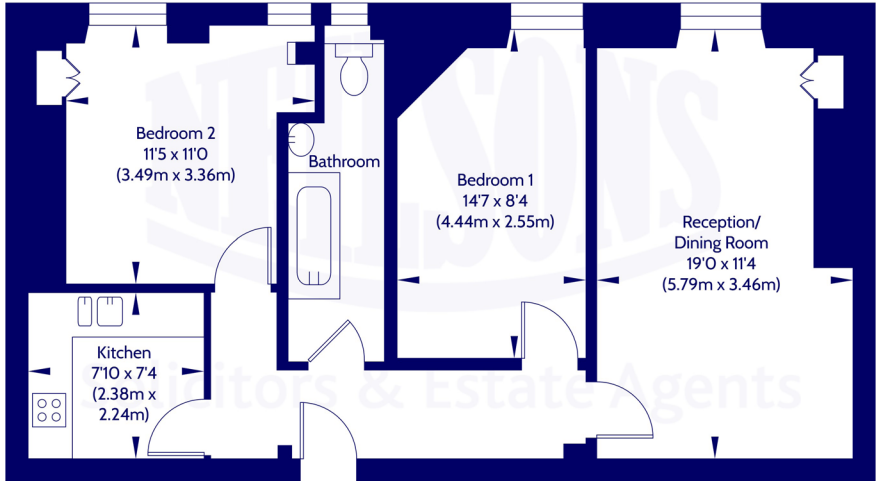
## Location

Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 63 Sq M / 678 Sq Ft.



3rd 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.



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