



RALPH SAYER
SOLICITORS & ESTATE AGENTS

21 Millar Crescent

Morningside, Edinburgh EH10 5HN

21 Millar Crescent

Set in one of Edinburgh's sought-after areas and enjoying all the airiness and grand proportions expected of a Victorian home, this outstandingly spacious main door flat, with two bedrooms and a large box room, benefits from direct access to a beautifully-maintained communal garden, as well as a private front garden. The welcoming internal accommodation is characterised by tasteful décor, modern enhancements and a wealth of authentic period features.

A private, low-maintenance garden leads to the front door, which opens into an entrance vestibule and welcoming hall, with original varnished floorboards and housing two handy store cupboards. Immediately on your left is a substantial sitting room extended by an impressive bay window. The charming authentic features continue with ornate cornicing and a handsome feature fireplace. Located to the rear of the property, with a bright south-facing garden outlook, is a generous dining kitchen incorporating excellent sociable space for seated dining. Colourfully offset by ochre décor and blue painted cabinets, the kitchen has an 'unfitted' layout, in-keeping with the period. Additionally, there is a utility area with sink and dishwasher, plus a practical utility cupboard housing the washing machine and tumble drier. There are two double bedrooms; one positioned to the front and one to the rear. Accessed from the hallway is a spacious box room; this multi-purpose space is ideal for extra storage, a home study or to accommodate guests. Completing the accommodation on offer is a bright bathroom fitted with a three-piece suite and a bathtub with an overhead shower.

Property Summary

- Traditional main door flat with private front garden in Morningside
- Elegant sitting room with bay window
- Generous kitchen/ dining room
- Two appealing double bedrooms
- Traditional three-piece bathroom
- Gas central heating & double glazing
- Well-maintained shared south-facing rear garden with patio area
- On-street Zone S2 permit parking & metered parking
- EPC Rating - D | Council Tax band - E

Extras: fitted floors, light fittings, curtains, blinds, and all kitchen appliances, to be included in the sale.

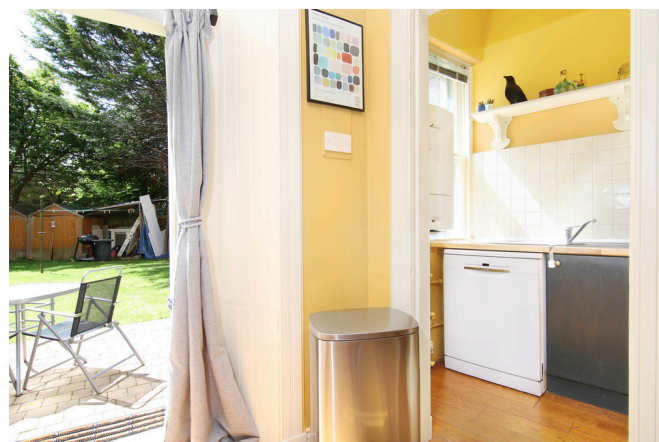
Home Report Value - £390,000

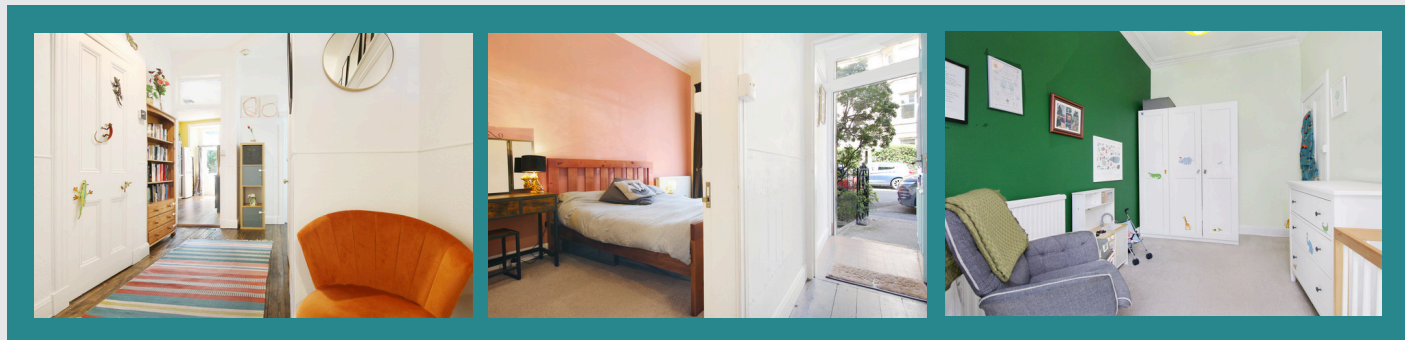






Charming
traditional
main door flat,
in sought-after
Morningside





Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com

0131 225 5567

www.ralphsayer.com

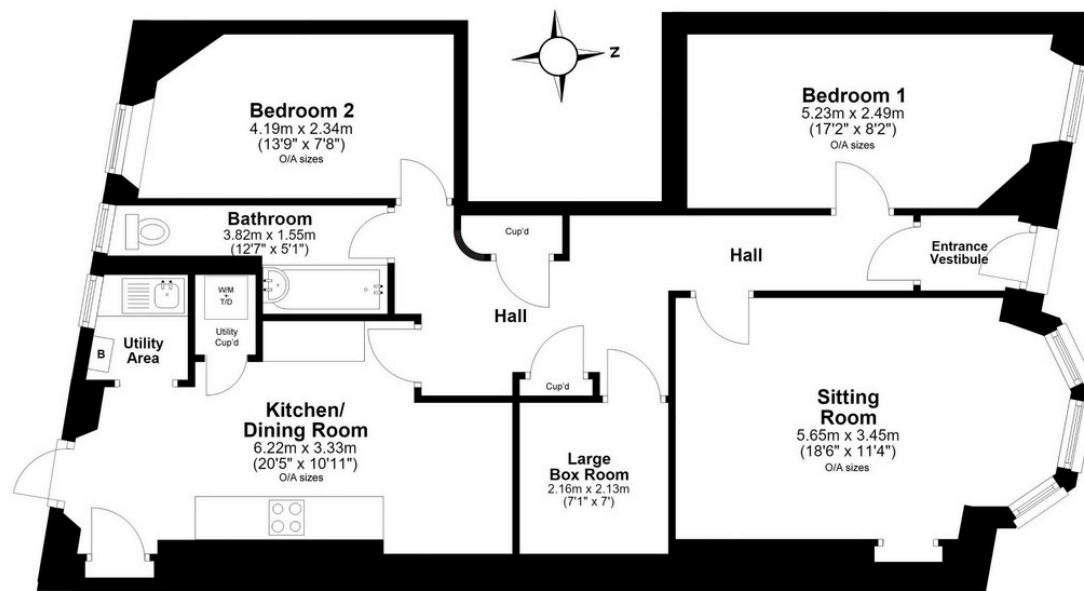
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



Zoopa.co.uk rightmove onTheMarket.com

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 90.0 sq.metres (968.7 sq. feet)



Location

Morningside is a highly desirable suburb, approximately three miles south of the city centre. Like its very close and popular neighbour, Bruntsfield, it boasts a vibrant village atmosphere with independent specialist shops, bars, bistros and cafés. Local amenities include a Waitrose and a Marks & Spencer Food, banks, a post office, library and medical practice.

The Hermitage of Braid and Blackford Hill Local Nature Reserve offers relaxing walks, along with a golf course, while the Pentland Hills Regional Park is a short drive away, offering a wide range of activities including the dry ski slope, mountain biking and fishing.

An excellent choice of schooling is available in both the private and public sectors, with the renowned George Watson's College a short walk away, and major university campuses within easy reach.

Regular bus services connect you to the city centre or surrounding areas, and the A702 offers quick access directly to the Edinburgh City Bypass, in turn linking to the major road networks.