

MORNINGSIDE

48/5 MILLAR CRESCENT
EH10 5HH



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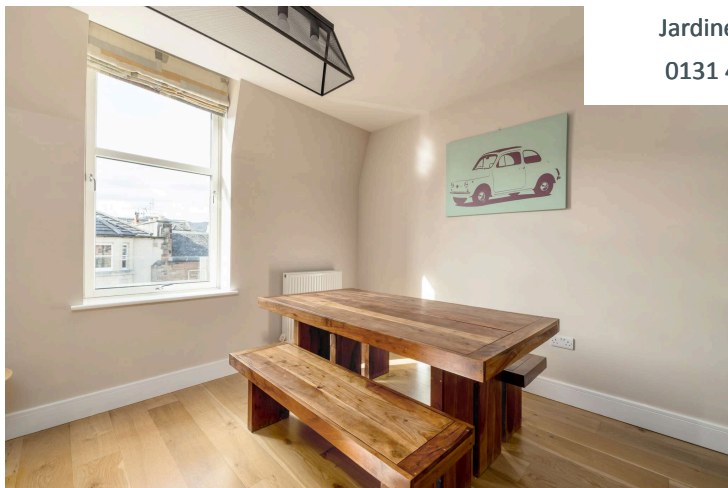
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EPC RATING: B

OFFERS OVER £340,000

PROPERTY DESCRIPTION

- Hallway with two fitted cupboards
 - Bright, spacious open plan kitchen/living/dining room with lots of space for relaxing & entertaining and a wide array of fitted units & appliances
 - Principal bedroom with fitted wardrobes and
 - Ensuite shower room with shower cubicle, sink & wall hung wc
 - Second double bedroom with fitted wardrobes
 - Modern family bathroom with bath with shower over, vanity sink unit & wc
 - Gas central heating from combi boiler located within a hallway cupboard (updated 2026)
 - Timber framed double glazed windows
- Communal garden with lawn surrounded by shrubs, paved patio areas for sitting & dining and bin & bike stores
 - Residents' permit parking on street
 - Maintained by Trinity Factors at a cost of approx. £100pcm to cover maintenance of the building & communal areas, together with block buildings insurance



VIEWING

Sun 2-4 or pls call

Jardine Phillips

0131 4466850



CONTEMPORARY TWO BED TWO BATH SECOND FLOOR FLAT IN MODERN DEVELOPMENT IN PRESTIGIOUS MORNINGSIDE

Located minutes from the hustle & bustle of Morningside is this bright, sunny apartment which has been beautifully presented and provides a large L-shaped open plan kitchen/living/dining room with excellent range of units & appliances, two similar sized double bedrooms, one with ensuite shower room, a main bathroom, new boiler and well maintained communal gardens. There are a wealth of amenities, retail facilities, wide open spaces & excellent schools on the doorstep, together with easy access into the city centre, making it ideal for professionals, sharers, investors, downsizers & young families alike.

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), speciality food stores, independent retailers, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and there are a good range of gyms/leisure facilities and 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 both 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, cooker hood, integrated dishwasher, integrated fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£350,000



Kitchen/living/dining room

23'5 x 21'2 (7.14 x 6.45m)

Bedroom 1

9'6 x 9'1 (2.90 x 2.77m)

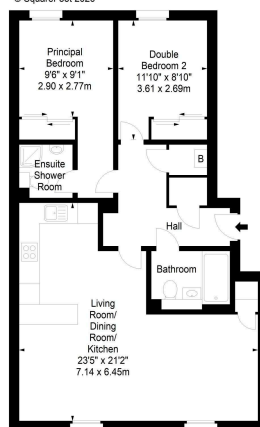
Bedroom 2

11'10 x 8'10 (3.61 x 2.69m)

Millar Crescent,
Edinburgh, EH10 5HH



Approx. Gross Internal Area
818 Sq Ft - 75.99 Sq M
For identification only. Not to scale.
© SquareFoot 2026



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.

