

Jardine Phillips

Solicitors • Estate Agents

MORNINGSIDE

32 MILLAR CRESCENT
EH10 5HH



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EPC RATING: D

OFFERS OVER £510,000

PROPERTY DESCRIPTION

- Tiled vestibule leading to a wide open hallway with numerous storage cupboards
- Bright, sunny sitting room with feature fire surround and log burning stove, together with an Edinburgh press
- Gorgeous kitchen/dining room with good range of shaker style fitted units, Belfast sink, wooden worktops & open shelving, with larder cupboard & dining area, making it a great entertaining space. There are also French doors leading to the communal rear garden
- Utility room with boiler, washing machine & tumble dryer
- Principal bedroom with panelled walls
- Second double bedroom overlooking the rear garden
- Beautifully fitted bathroom with claw foot bath with shower over, vanity sink unit, wc, heated towel rail & feature tiling
- Boxroom - currently used as a nursery but would make an amazing home office
- Gas central heating from condensing combi boiler located in the utility room (updated 2016)
- Upvc double glazed windows
- A wealth of period features including ornate cornicing, stripped panelled doors and stripped wooden flooring
- Private south facing front garden with paved area to sit out
- Communal rear garden with paved patio area outside the French doors and well maintained lawns surrounded by shrubs & trees
- Resident permit parking in the street

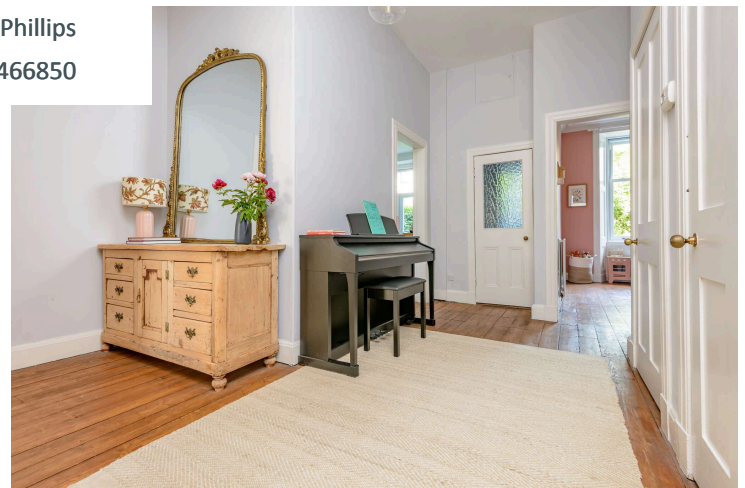
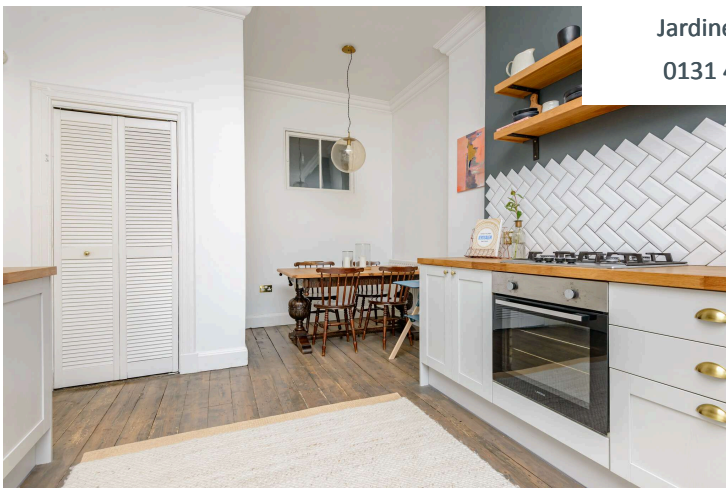


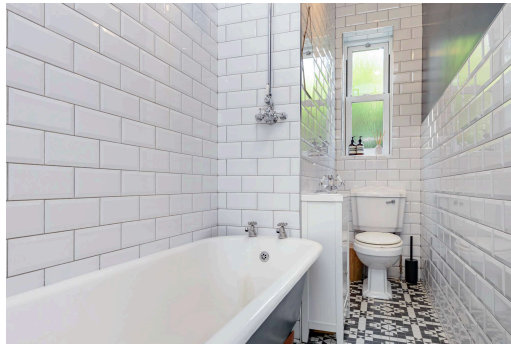
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





STYLISH TWO BED PLUS BOXROOM MAINDOOR FLAT IN EXCELLENT SCHOOL CATCHMENT

Located minutes from the wide array of amenities that Morningside has to offer is this superb maindoor property which has been beautifully updated to make a wonderful home. The spacious accommodation comprises a sunny bay windowed lounge with feature fire surround and log burning stove, stunning kitchen diner with great range of shaker style units, space for dining, utility room and direct access to the communal rear gardens. There are two good sized double bedrooms, a handy boxroom with a myriad of uses and a superb bathroom. There is also a large open hallway with an abundance of storage. This would make an ideal home for a young family, professionals or downsizers.

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 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. There are a good range of gyms/leisure facilities and golf courses a short drive away and the property is also well placed for lots of walks and open spaces including Morningside Park, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into town, via the numerous bus

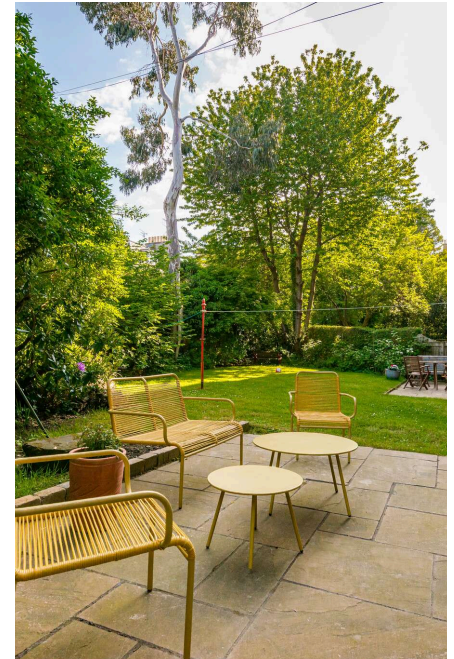
services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, gas hob, oven, dishwasher, freestanding fridge freezer are included in the sale.

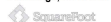
HOME REPORT VALUATION

£525,000

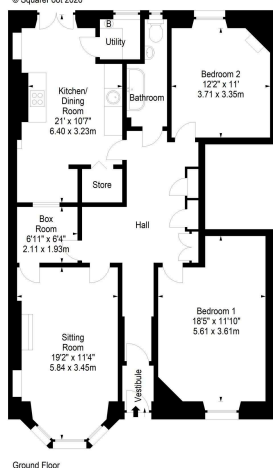


Sitting room	19'2 x 11'4 (5.84 x 3.45m)
Kitchen/dining room	21' x 10'7 (6.40 x 3.23m)
Bedroom 1	18'5 x 11'10 (5.61 x 3.61m)
Bedroom 2	12'2 x 11' (3.71 x 3.35m)
Boxroom	6'11 x 6'4 (2.11 x 1.93m)

Millar Crescent,
Edinburgh, EH10 5HH



Approx. Gross Internal Area
1140 Sq Ft - 105.91 Sq M
For identification only. Not to scale.
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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.

