

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

35/8 MILLAR CRESCENT
EH10 5HQ



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EPC RATING: C

FIXED PRICE £350,000

PROPERTY DESCRIPTION

- Hallway with two fitted cupboards
 - Bright, spacious living/dining room with lots of space for relaxing & entertaining
 - Kitchen with good range of kitchen units & appliances
 - Large master bedroom with bay window & fitted storage
 - Ensuite shower room with shower cubicle, fitted vanity unit & wc
 - Second good-sized double bedroom with fitted storage
 - Modern family bathroom with bath with shower over, fitted vanity sink unit & wc
 - Gas central heating from combi boiler located within the kitchen
 - Upvc double glazed windows
 - Communal lawn with shrubs & patio areas
- Allocated car parking space, visitors' parking and residents' permit parking on street
 - Maintained by Simply Factor at a cost of approx. £87 pcm to cover maintenance of the gardens & communal areas, stair cleaning, entryphone, roof inspection & block buildings insurance - shortly to transfer to Trinity Factors

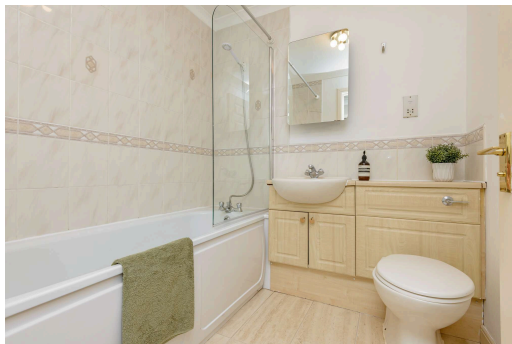


VIEWING

By appt tel

0131 4466850





STYLISH TWO BED TWO BATH FIRST FLOOR MODERN FLAT WITH ALLOCATED PARKING IN CENTRAL MORNINGSIDE

Located minutes from the hustle & bustle of Morningside is this superb apartment which has been beautifully presented to provide a large living/ dining room, kitchen with good range of units & appliances, two double bedrooms, one with ensuite shower room & a family bathroom, off street parking and communal garden areas. There are a wealth of retail facilities, amenities, wide open spaces & excellent schools on the doorstep, together with easy access into the city centre, making it ideal for downsizers, professionals, sharers, investors & 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.

GARDEN

Communal lawn with shrubs & patio areas.

PARKING

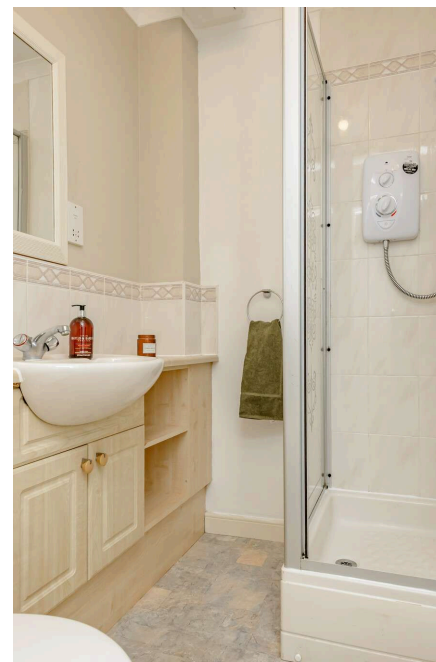
Allocated car parking space, visitors' parking and residents' permit parking on street.

EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, integrated fridge freezer & washing machine are included in the sale. Furniture available if required.

HOME REPORT VALUATION

£350,000

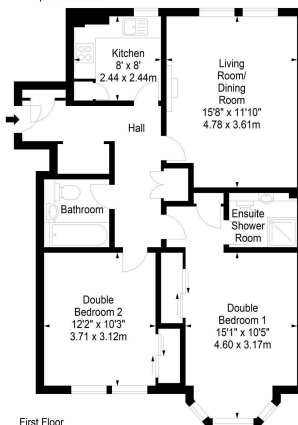


Living/dining room	15'8 x 11'10 (4.78 x 3.61m)
Kitchen	8' x 8' (2.44 x 2.44m)
Bedroom 1	15'1 x 10'5 (4.60 x 3.17m)
Bedroom 2	12'2 x 10'3 (3.71 x 3.12m)

Millar Crescent,
Edinburgh,
Midlothian, EH10 5HQ



Approx. Gross Internal Area
796 Sq Ft - 73.95 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 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.

