

3/14 Millar Place

MORNINGSIDE, EDINBURGH, EH10 5HJ



*Bright top-floor Morningside flat with stunning
Craiglockhart Hills and Pentland Hills views,
ideal for first-time buyers or investors*



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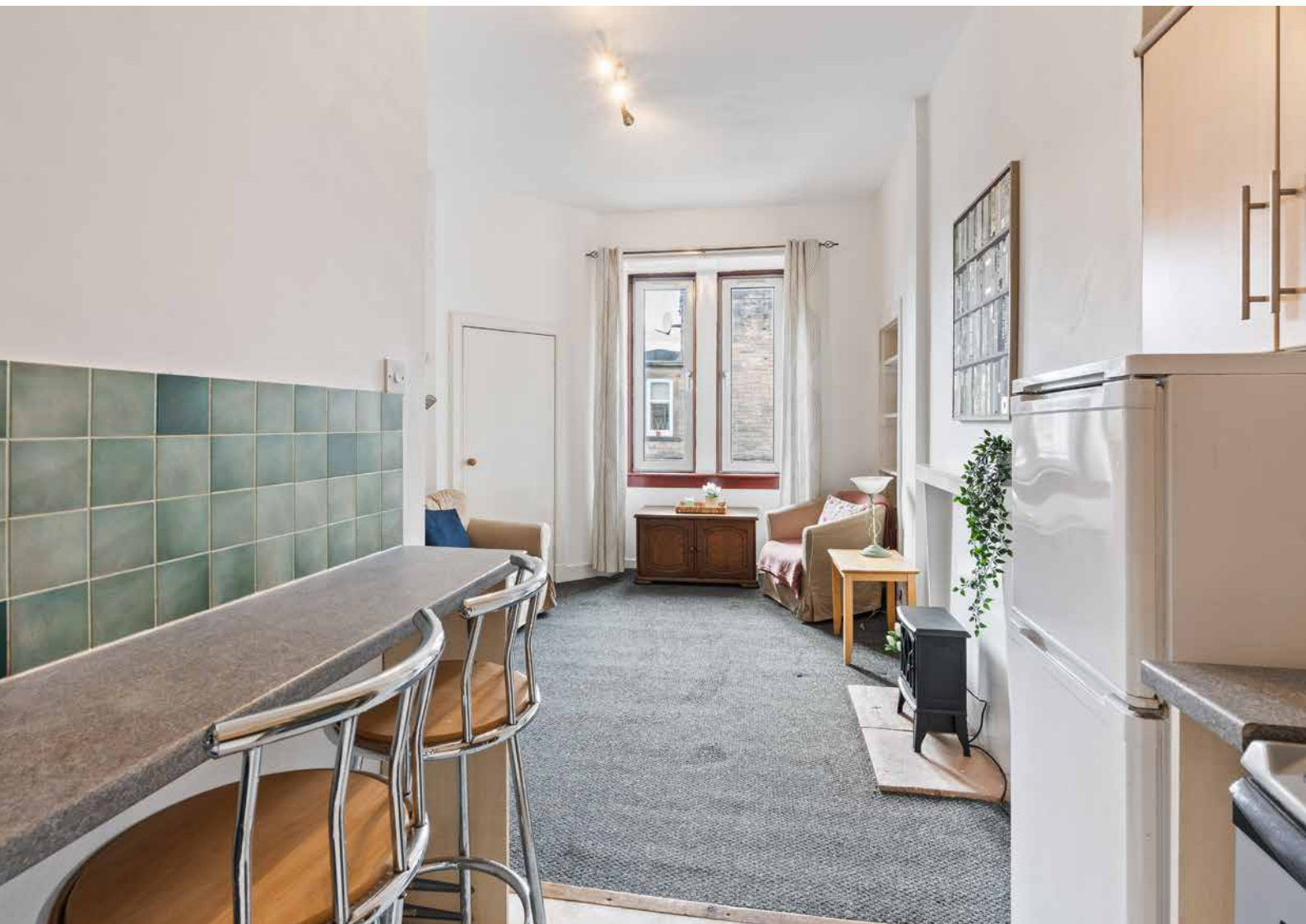
McEwan Fraser Legal is delighted to present this well-presented one-bedroom top-floor flat, ideally located in the ever desirable Morningside area. Offering bright accommodation and stunning open outlooks, this property is perfectly suited to first-time buyers or investors alike.

The property is in move-in condition throughout and benefits from gas central heating and double glazing, ensuring comfort and efficiency all year round.

THE LIVING ROOM / KITCHEN



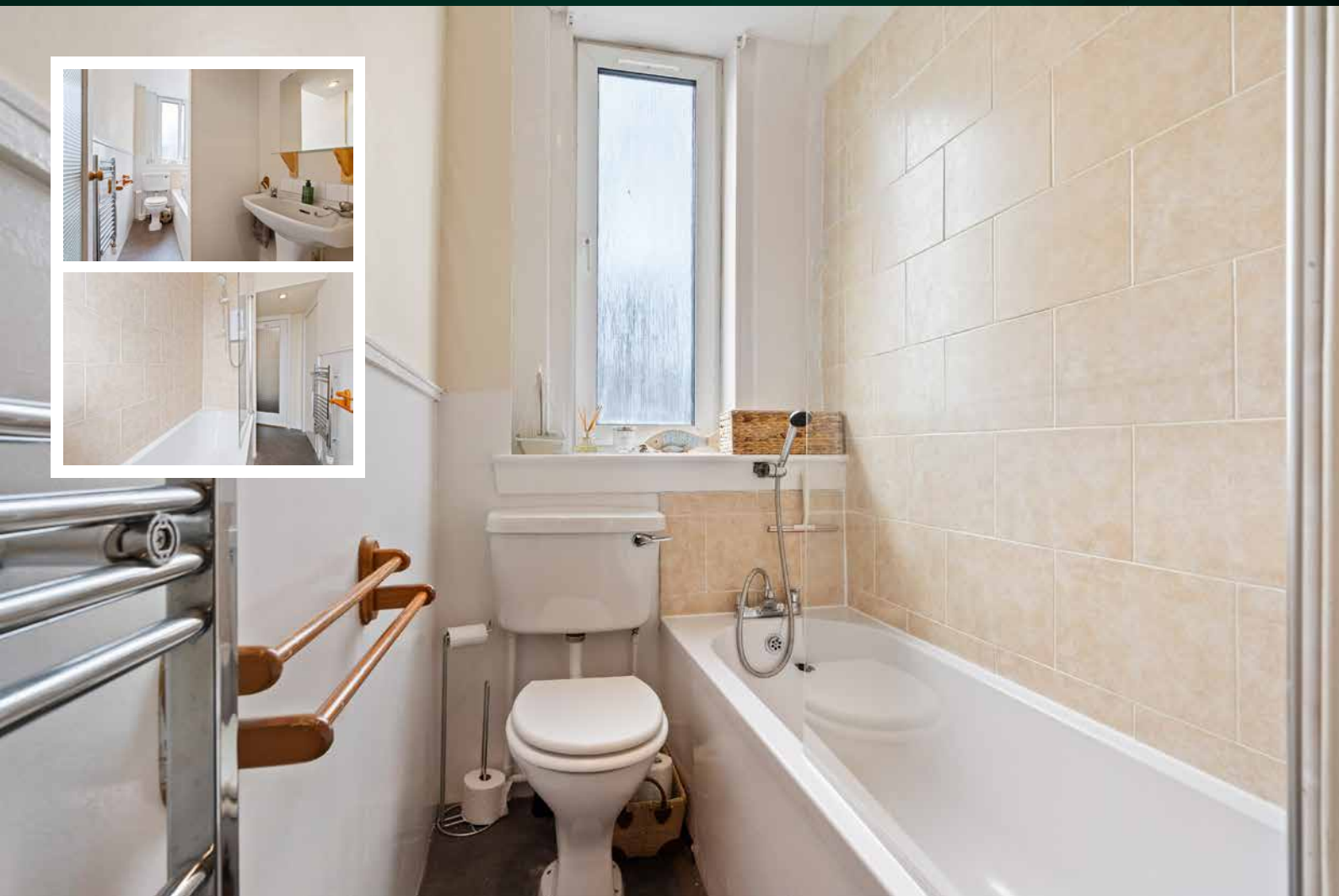
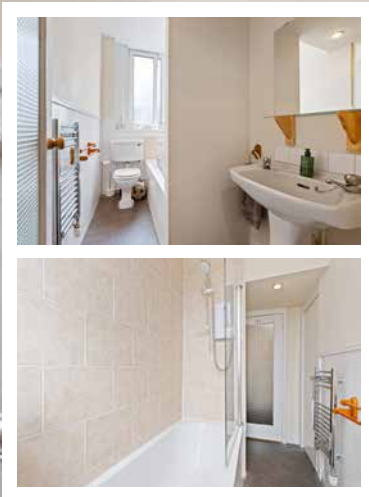
The living space is bright and welcoming, with elevated views towards Craiglockhart Hill and the Pentland Hills creating a fantastic backdrop. The kitchen is well laid out with ample storage and worktop space, ideal for everyday use.



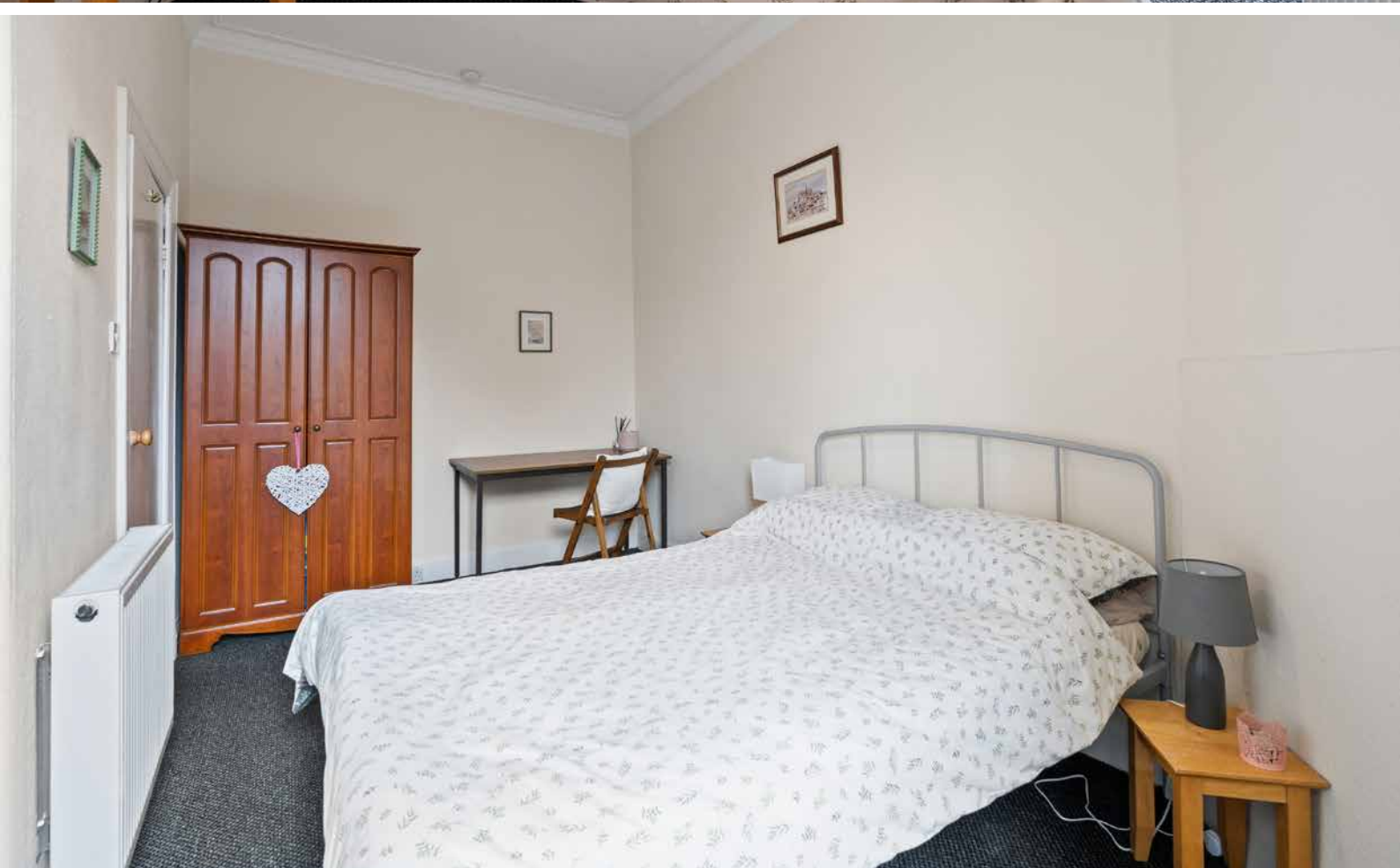
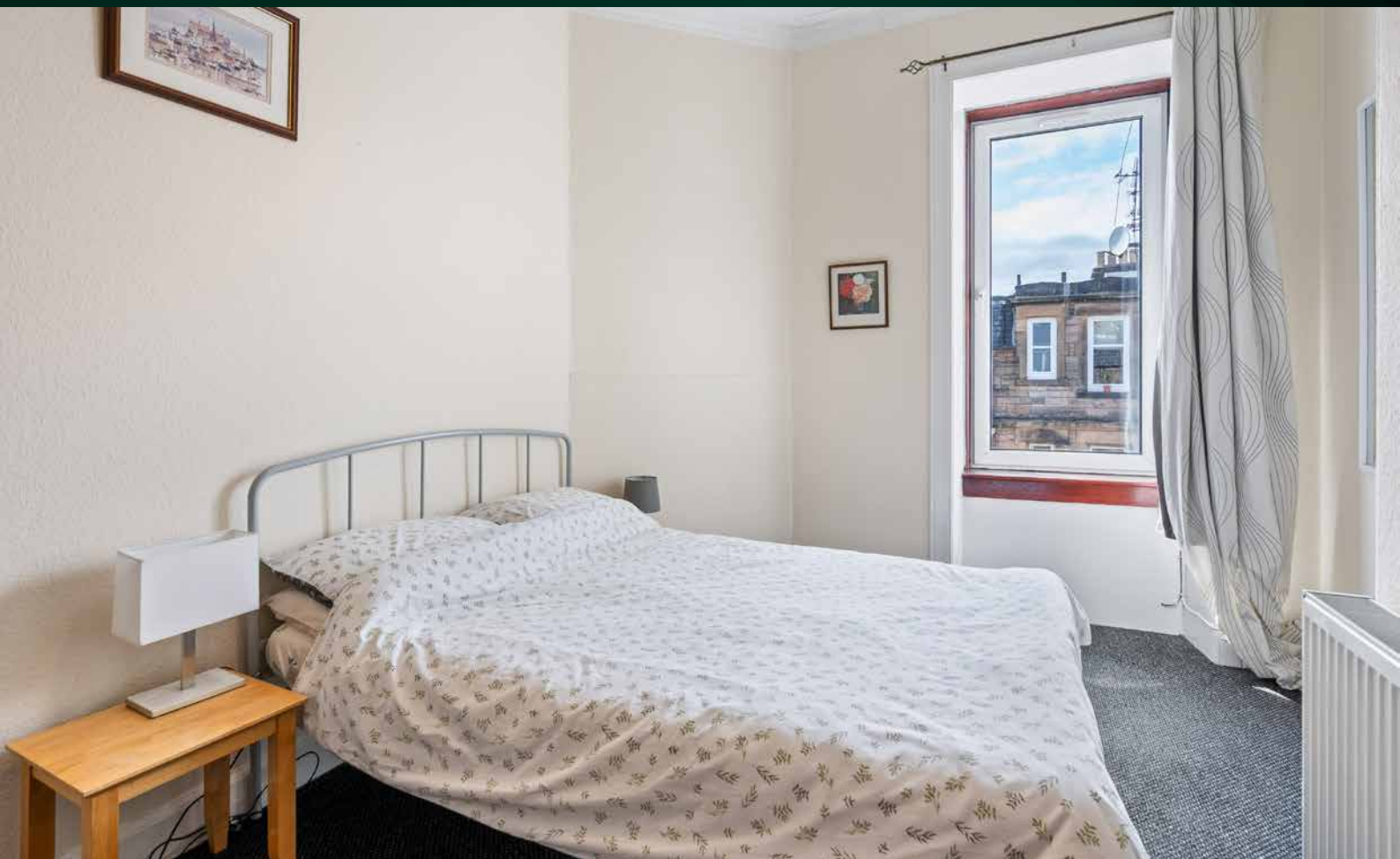


The double bedroom is generously proportioned and provides a comfortable retreat, while the bathroom is neatly presented and functional and features an electric shower

THE BATHROOM



THE BEDROOM



The box room features a built-in bed, with extra storage both underneath and overhead, including a hanging rail.

THE BOX ROOM



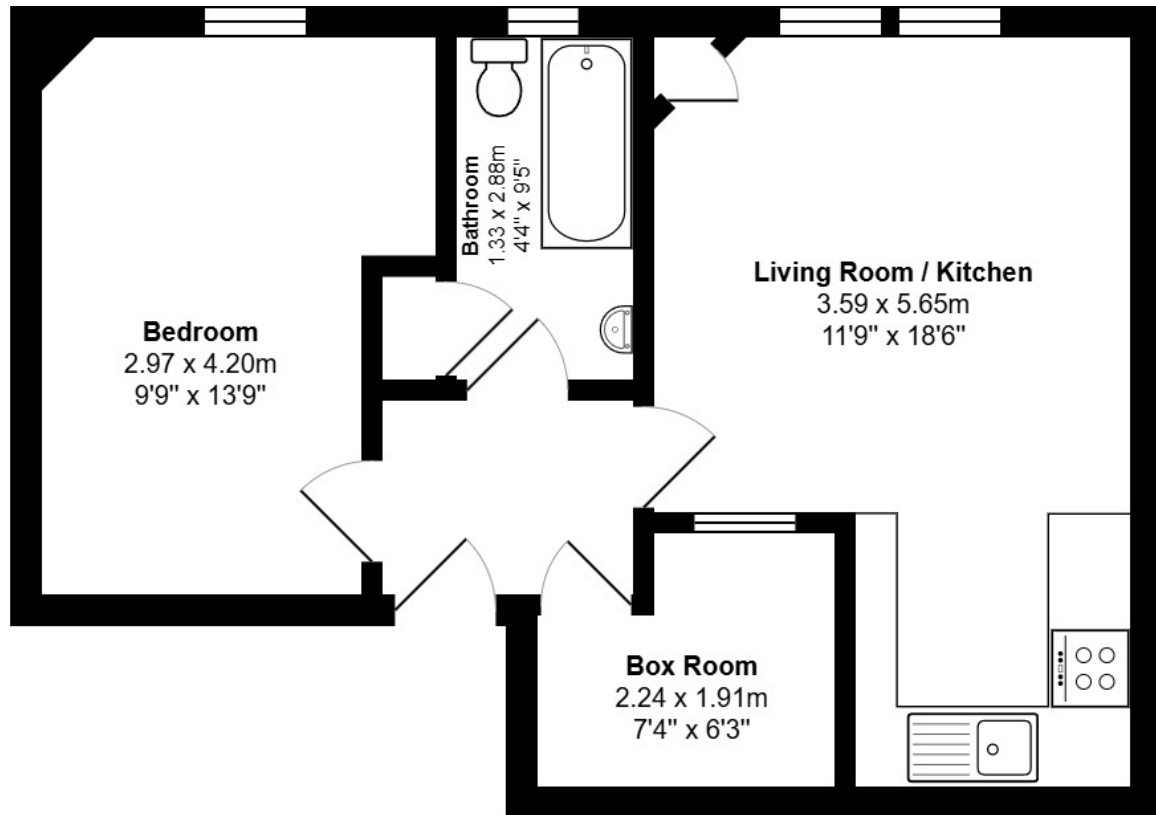
The flat also benefits from a large communal garden. Occupying a top-floor position, the property enjoys a high degree of privacy along with spectacular views. Situated close to a wealth of local amenities, cafés, shops and excellent transport links, this is an excellent opportunity to acquire a charming home in one of Edinburgh's most sought-after locations.

Early viewing is highly recommended.

EXTERNALS & VIEWS

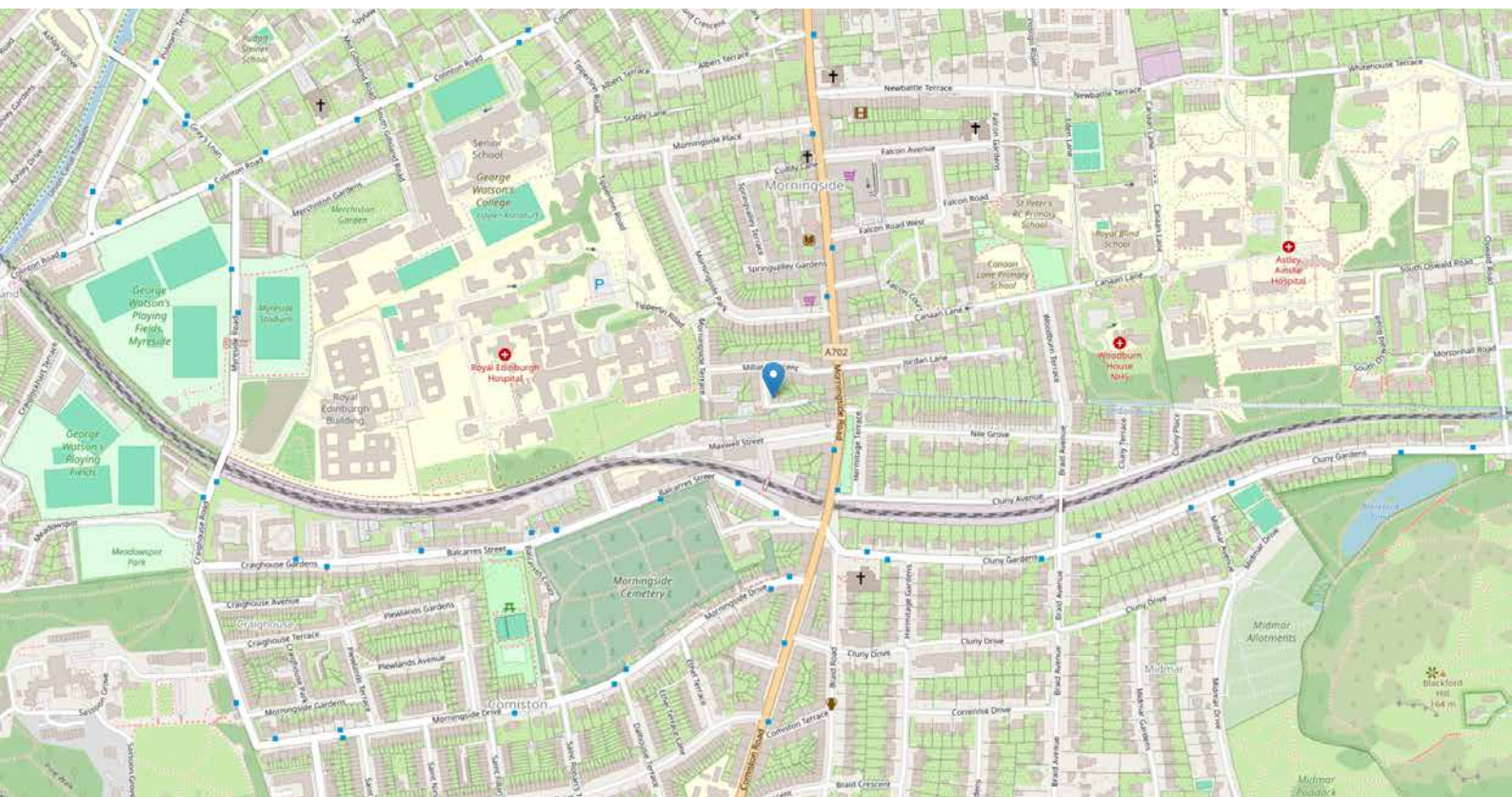


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 42m² | EPC Rating: C



THE LOCATION

Morningside in Edinburgh is a sought-after, affluent suburb known for its “village” feel, offering an excellent mix of independent boutiques, specialist food shops, cafes, and restaurants along the main Morningside Road. Key amenities include the Dominion Cinema, the Church Hill Theatre, and convenient supermarkets like Waitrose and M&S Food. There are excellent, frequent bus links to Edinburgh city centre and other parts of the city, as well as quick access to the Edinburgh City Bypass (A720)





Edinburgh benefits from a diverse population, with longstanding locals as well as people who have come from further afield or overseas to make it their home. The young, the old, students, professionals and families all add to the diversity of Scotland's capital. The attraction of lower house prices, when compared to London, as well as the quality of schools and lifestyle, are proving to be an appeal for more and more families and business people to move to Edinburgh. The Georgian New Town in the city centre is a masterpiece of housing; the 18th-century households provide a stunning place to live and are fine examples of elegant Georgian architecture.

If you are a parent and looking for excellent independent schools, Morningside, Marchmont and Barnton are in high demand for state school catchment areas, and Estate Agents in Edinburgh are experiencing high competition amongst parents selling their current Edinburgh properties to move to these areas. Taking Edinburgh in as a whole with its wonderful views, stunning properties, hidden gardens and secret courtyards, the city deserves its reputation as one of the most compelling cities to live in.



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