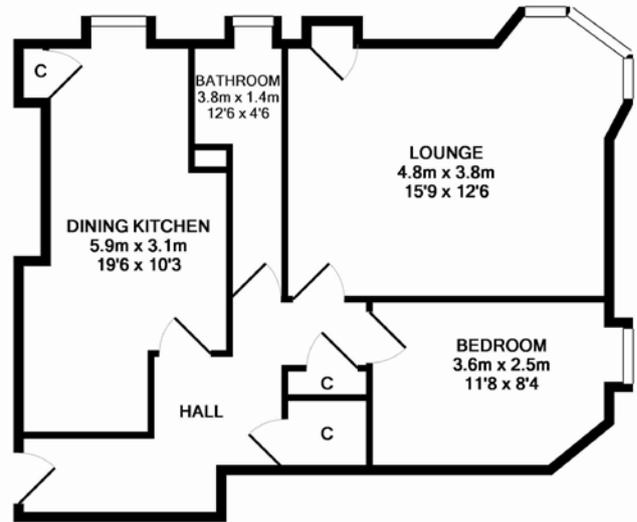


33/1 Millar Crescent, Morningside, EH10 5HQ



For Sale

The property for sale is a stunningly presented ground floor flat, forming part of a traditional Victorian tenement, which has been fully restored to an exacting standard. Well laid out accommodation comprising hallway with storage, fabulous corner bay window lounge with living flame gas fire, modern farmhouse style dining kitchen with appliances, double bedroom and white 3pc bathroom with shower above bath. Stripped, varnished and painted floorboards. Fine original period features including cornicing and brass door ironmongery. Gas central heating. Double glazing. Entry phone system. Private gardens to the front and side plus attractive shared rear garden.



33/1 MILLAR CRESCENT, EH10 5HQ
Measurements are approximate. Not to scale. Illustrative purposes only
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Bay Lounge 4.8m x 3.8m (15'9" x 12'6")
Dining Kitchen 5.9m x 3.1m (19'6" x 10'3")
Double Bedroom 3.6m x 2.6m (11'8" x 8'4")
Bathroom 3.8m x 1.4m (12'6" x 4'6")

Energy Performance Rating E

Millar Crescent, off Morningside Road lies approximately 3 miles south of Princes Street and is therefore ideally placed for those working within the city centre with a regular bus service available on Morningside Road. Alternatively a number of major access roads including the A720 Edinburgh City By-Pass allow for ease of commuting outwith the area. Morningside is one of Edinburgh's most sought after districts and has an abundance of amenities to meet every day needs with a cosmopolitan range of shops including Waitrose Supermarket, M & S Food Store, Tesco Express, Sainsbury Local, coffee shops, banks, post office, library and medical centre with recreational needs provided for by way of Morningside Park, Dominion Cinema, Churchill Theatre

and a wide range of bars and restaurants with the nearby Blackford and Braid Hills allowing for outdoor pursuits.

Extras

'Smeg' fridge/freezer, 'Siemens' freezer, integrated cooker and washing machine, blinds, curtains and light fittings.

Viewing by appointment on 0131 226 9167 or 07703 041 689

