



35/19 Millar Crescent
Edinburgh
EH10 5HQ

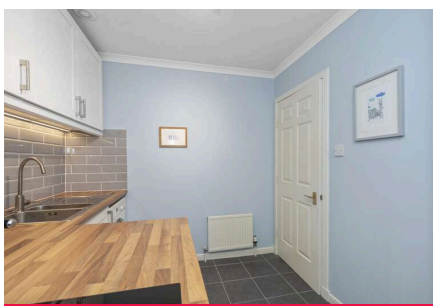
35/19 Millar Crescent

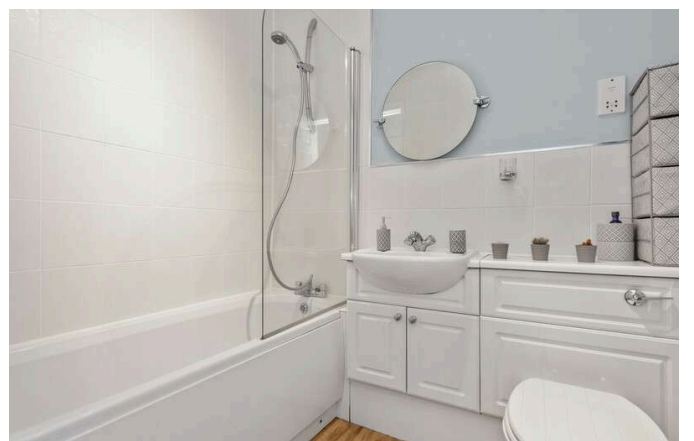
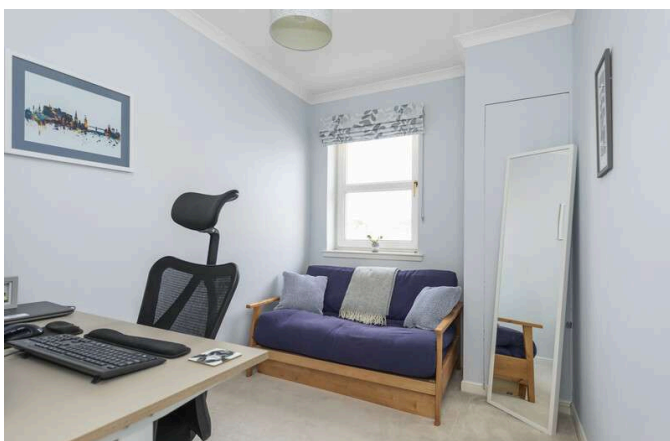
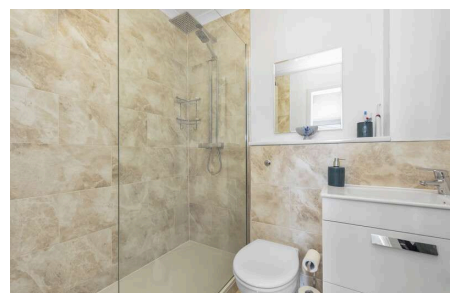
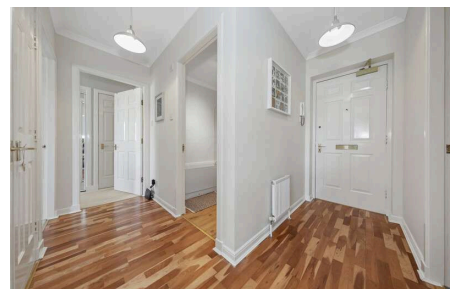
 2  1  2 **EPC**
2 1 2 **C**

Beautifully presented and in move in condition, this two bedroom top floor flat is located in the desirable residential setting of Morningside which lies to the South of Edinburgh's City Centre. The accommodation which is in turn key condition comprises: entrance hallway with storage and secure entry phone system; well proportioned living room with bay window and ample space for dining table and chairs; fully fitted kitchen with space for freestanding washing machine and integrated fridge freezer, oven, hob and cooker hood; master bedroom with integrated wardrobes and en-suite shower room; further bedroom (currently used as a home study/office); and modern family bathroom with WC, wash hand basin and bath with shower over. There is also a visitors parking permit available.

Property Features

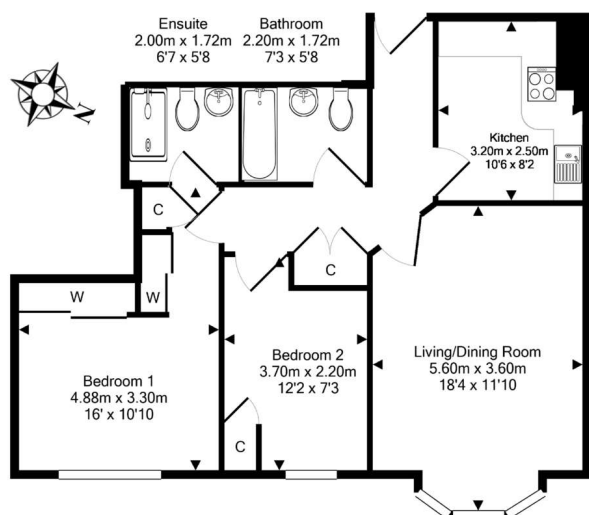
- Beautifully presented
- Top floor flat
- Allocated parking space
- Double glazing
- Gas central heating







Morningside is a well sought after area of Edinburgh South and attracts a range of buyers including families, first time buyers and retiring individuals. The area is well served by a range of local amenities including a Waitrose Supermarket, M&S Food Hall, the Dominion Cinema and range of independent cafes, eateries, bars and restaurants. The area affords quick access in to the city centre, with ample public transport routes direct to Princes Street and to other neighbouring areas of the city. There is also good access out of Edinburgh by car to the City By-pass and wider motorway network. Pleasant walks are nearby including the Hermitage of Braid, Blackford Hill and the Meadows.



For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser. Made with Metropix ©2021

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, light fittings and fixtures.

AS Anderson Strathern

Find out more

0131 270 7777

andersonstrathernproperty.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The Seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

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