



3 (2F1) Millar Place
MORNINGSIDE | EDINBURGH | EH10 5HJ


warner's
solicitors & estate agents



3 (2F1) Millar Place

MORNINGSIDE | EDINBURGH | EH10 5HJ

Well presented second floor flat quietly set to the rear of a traditional tenement, boasting a very pleasant leafy outlook across the communal gardens. Superbly positioned in a quiet cul-de-sac, it's only a few minutes walk to the busy Morningside thoroughfare offering an excellent choice of amenities and regular bus services.

Living space -

- Good sized living/dining room with ample space for relaxation and dining, fitted with attractive oak flooring
- Fully equipped kitchen including a useful carousel cupboard and wine rack
- Double sized bedroom featuring a corner cast iron mantelpiece retaining period style tiled inserts
- Handy box bedroom/study fitted with platform bed
- White bathroom suite with newly fitted shower over bath, wash basin set in vanity unit and tiled surrounds.
- Entrance hall with storage space and clothes pulley

Features -

- Sash and case double glazed windows installed in 2026
- Gas central heating/combi boiler
- Security entry phone accessing communal stair
- Shared rear garden including private garden shed.
- Permit parking
- Huge choice of local amenities
- Ideal first time purchase

Energy Rating C, Council Tax Band B.

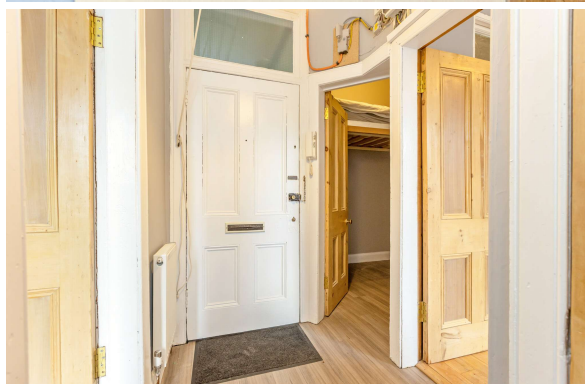
All fixtures, fittings, fitted kitchen appliances, living room blind, bedroom TV and the mattress in the box room are included in the sale.

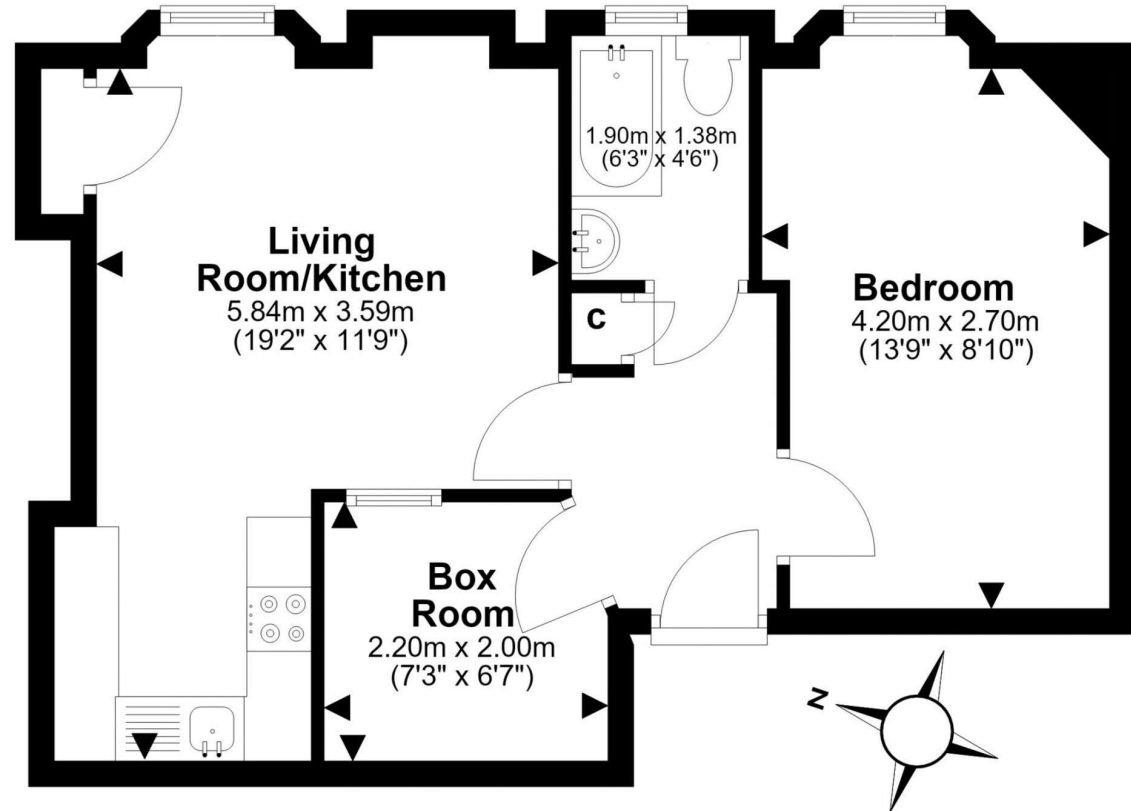
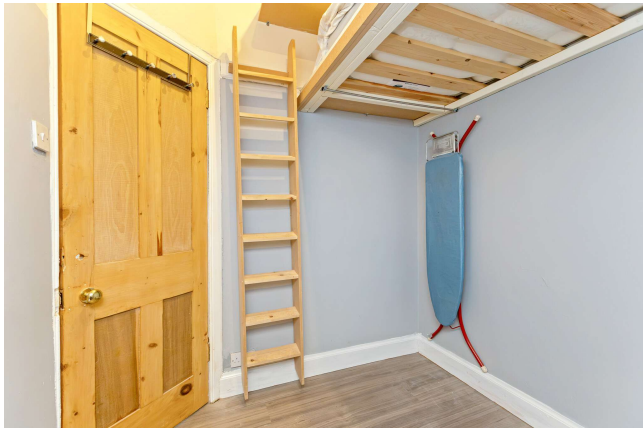
All other contents/furniture may be available through separate negotiation.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



The property is located in the highly regarded Morningside area of Edinburgh, which lies a short distance to the south of the city centre. Morningside has long been regarded as one of Edinburgh's best shopping areas and its amenities are on a par with anything Edinburgh has to offer. An excellent choice of amenities is on offer including a Waitrose and Marks & Spencer Food store, post office, banks and specialist shops. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. For students, the central universities are within easy reach. For the walking enthusiast, pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. An efficient public transport system operates to other parts of the city and surrounding areas, whilst the city bypass and main motorway networks are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.