



3/15 (3f3) Millar Place,
Morningside, Edinburgh, EH10 5HJ

CALL US ON 0131 447 4747

3/15 (3f3) Millar Place, Morningside, Edinburgh, EH10 5HJ

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Sunny westerly aspect with afternoon and evening sunlight
- Open views towards Craiglockhart Hill and the Pentland Hills
- Generously proportioned open-plan living room/ kitchen, with original stone fire surround
- Well-proportioned double bedroom with original fireplace and cornicing
- Versatile box room, ideal for use as a home office or dressing room
- Contemporary fitted shower room
- Three fitted storage cupboards
- Gas central heating
- Double glazing
- Attractive original features
- Secure shared entrance
- Communal rear garden
- Permit and metered parking available



GENERAL DESCRIPTION

A top-floor flat situated in the highly desirable Morningside district, ideally positioned for a wide range of local amenities and within easy reach of Edinburgh city centre. Presented to the market in move-in condition, the property would make an ideal purchase for a first-time buyer or young couple.

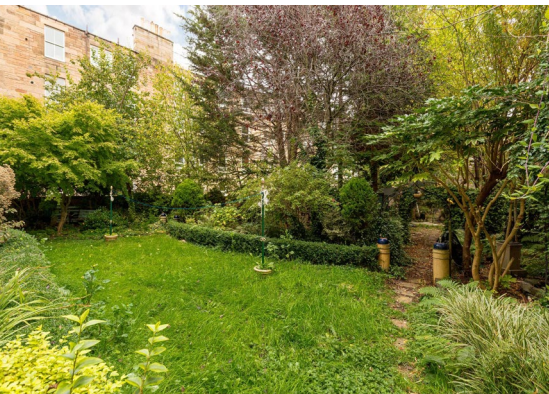
LOCATION

Morningside is a highly regarded and much sought-after residential area, characterised by broad, tree-lined avenues and an attractive variety of substantial properties. Situated just over two miles south of Princes Street, the area successfully combines easy access to the city centre with a leafy suburban setting. Excellent local shopping facilities are only a few minutes away and include a large Waitrose, Marks & Spencer Foodhall, delicatessen, cheesemonger, fishmonger and family butcher. The area also offers a superb selection of independent boutiques and gift shops, popular cafés, restaurants and bars, together with a cinema and theatre. The property is ideally positioned for access to the University of Edinburgh and Edinburgh Napier University campuses. Nearby leisure amenities include Merchants of Edinburgh Golf Club, Craiglockhart Sport & Tennis Centre, Midlothian Snowsports Centre at Hillend, the Hermitage of Braid and the extensive open spaces of the Pentland Hills Regional Park, all within walking distance or a short drive. Edinburgh Airport, the City of Edinburgh Bypass and the central motorway network are also readily accessible.

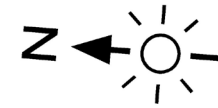
COUNCIL TAX BAND
TRAIN STATION
AIRPORT
BUSES

B.
APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.
APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.
WITHIN 200 METRES.

EXTRAS:
THE SALE INCLUDES ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND CURTAIN POLES, TOGETHER WITH THE INTEGRATED HOB, OVEN AND COOKER HOOD, FREESTANDING FRIDGE, AND WASHER/DRYER. NO WARRANTIES OR GUARANTEES WILL BE PROVIDED FOR ANY OF THE APPLIANCES.



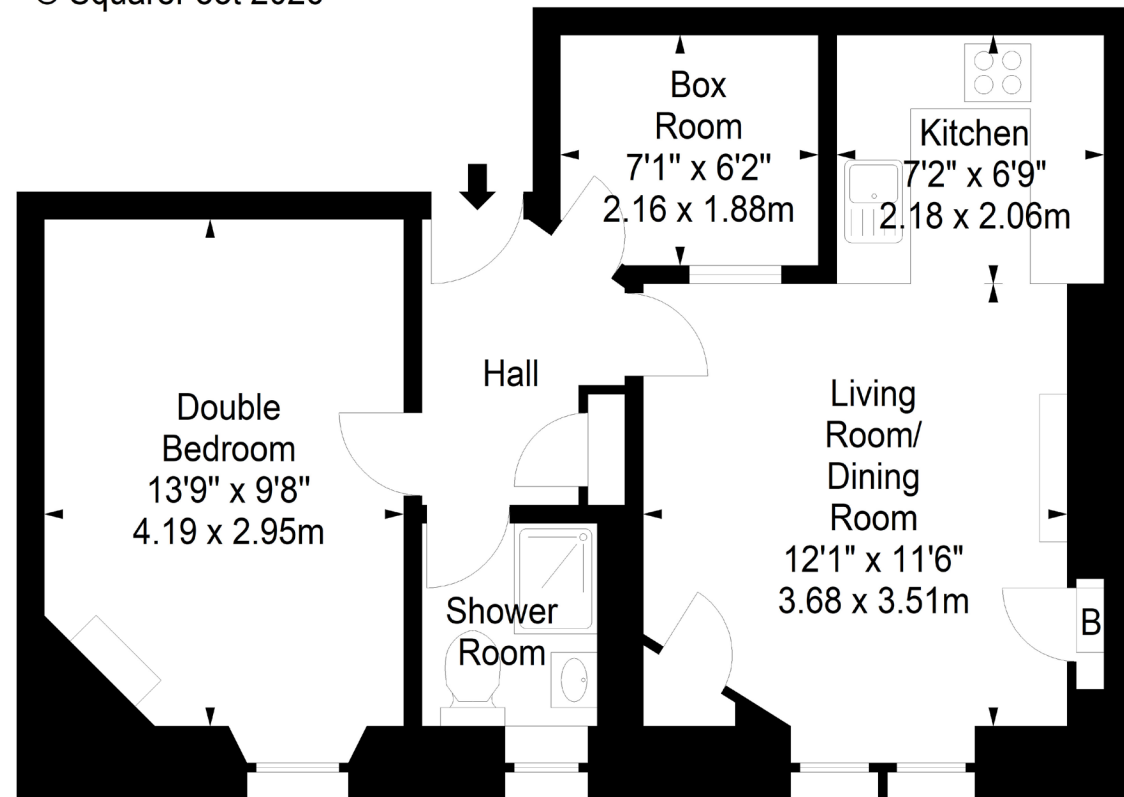
Millar Place,
Edinburgh,
Midlothian, EH10 5HJ



Approx. Gross Internal Area
476 Sq Ft - 44.22 Sq M
For identification only. Not to scale.
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ENERGY PERFORMANCE
CERTIFICATE RATING D



Third Floor