

COULTERS[©]

WELCOME TO:

MILLAR CRESCENT

33/1 Millar Crescent, Morningside, Edinburgh EH10 5HQ



MILLAR CRESCENT AT A GLANCE:



Quiet Morningside location



One-bedroom Victorian tenement



Elegant corner living room



Dominion Cinema in walking distance



Hermitage of Braid nearby



Fantastic local amenities

EXTRAS:

All fixtures and fittings, including; blinds, light fittings, carpets and fitted floor coverings. The fridge/freezer, integrated dishwasher and washing machine are included as well.



A LITTLE BIT ABOUT THE PROPERTY:

Enjoy a peaceful Morningside location, with this impeccable one-bedroom ground floor apartment. Situated within a traditional Victorian tenement it is in excellent walk-in condition with comfortable, bright, and high-quality interiors for coveted city living. Minutes from Morningside Road with its bustling and vibrant shops, cafés, and bars, and near to peaceful green spaces, as well as quick access into the city this will make an outstanding home for a couple or professional.

- A generously, proportioned and light filled corner living room with front facing bay window. Handsome wooden flooring, Edinburgh press, and an eye-catching original fireplace with working gas fire
- A beautifully appointed new kitchen/dining area with high quality cabinetry, Belfast sink, chic white splashback tiling, and wooden worktops. Integrated appliances include dishwasher, washing machine, and oven and hob. The relaxed and bright dining space enjoys street views and features an original fireplace
- A cosy and restful double bedroom with carpeting
- Well-presented bathroom with unique floor tiling and traditional style fixtures and fittings including three-piece white suite featuring shower over bath
- Private front gravelled garden with hedges
- Charming rear shared garden
- Gas central heating and double glazing throughout
- On-street permit parking



LOCATION, LOCATION, LOCATION:

Long considered one of Edinburgh's most desirable areas, leafy Morningside two miles to the south of the city centre has much to offer.

This property is in a wonderful, quiet location, yet moments away from Morningside Road and its first-class amenities. Marks and Spencer's Food Hall, Waitrose, Pizza Express, and Boots Pharmacy, are all a short walk, as is the famous Canny Mans pub, The Hermitage, and Merlin's Bar and Restaurant. An array of independent retailers such as Blackwood Coffee, La' Telve Patisserie and Café and Ian Mellis Cheesemonger await.

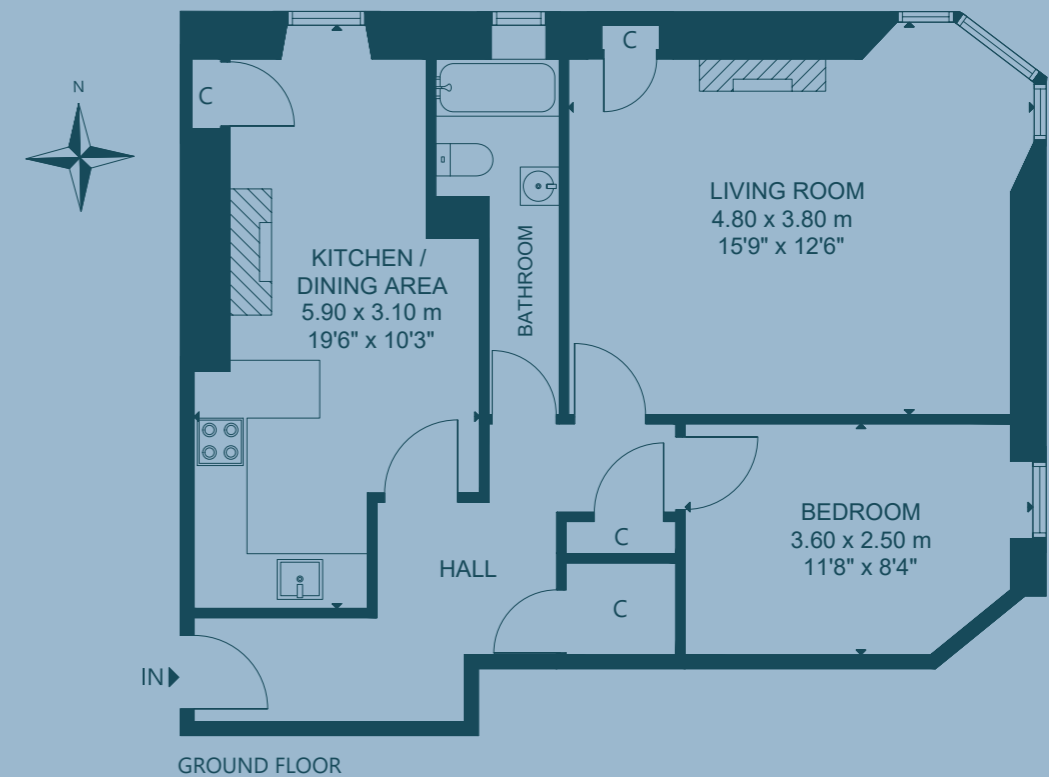
Recreational opportunities include the historic family-owned Dominion Cinema, as well as The Churchill Theatre. For

golfing enthusiasts, both the Braid Hills and Merchants Golf courses are in easy reach. Enjoy peaceful walks at the beautiful green spaces of the Hermitage of Braid, Bruntsfield Links, and Blackford Hill. The Pentland Hills Regional Park and Hillend Snowsports Centre are a short drive.

Regular bus routes take you from Morningside Road into Edinburgh's city centre in 25 minutes. Edinburgh City Bypass is a short drive south offering quick access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways.



FLOOR PLAN:



33/1 Millar Crescent, Morningside, Edinburgh EH10 5HQ

Approx. Gross Internal Area

640 Sq Ft - 59 Sq M

For identification only. Not to scale.

© Nest Marketing

COULTERS[®]

WE'D LOVE TO
HEAR FROM YOU:

✉ enquiries@coultersproperty.co.uk

☎ 0131 603 7333

🌐 coultersproperty.co.uk

