

**36/8 Millar Crescent,
EH10 5HH
Edinburgh EH10 5HH
Offers Over £245,000**

- Hallway with large storage cupboard and skylight
- Living room with ornate cornice and decorative fireplace
- Kitchen with a range of wall and floor mounted units, gas hob and electric oven and white goods included
- Two double bedrooms both with built in storage
- Bathroom with three-piece suite and mains shower over the bath
- Gas central heating and double glazing
- Communal garden
- On-street parking
- Furniture included within the sale



Third Floor Flat

Blair Cadell are delighted to bring to market this two bed flat in the heart of Morningside. With superb local amenities and great link to the city centre the property would be ideal for the first time buyer or young professional and must be viewed.

The accomodation comprises of an entrance hallway with a large storage cupboard that is well lit from a skylight above. A lovely living/dining room featuring fantastic ornate cornicing, decorative fireplace and a useful Edinburgh press. Kitchen with a range of floor and wall mounted units, gas hob and electric oven and white goods which are included in the sale. There are two double bedrooms both with built in storage and a bathroom with a three-piece suite and mains shower over the bath. There is gas central heating and double glazing throughout for maximum efficiency, a communal garden to the rear and on-street parking.*No warranties given for systems or appliances*

Morningside is located to the south of the city centre which can be easily accessed via a frequent bus service that is on the doorstep. The bypass is a short drive away offering easy access to the south via the A1/A68, South Gyle, the International Airport and the central belt motorway network, making it perfect for the commuter. Shopping facilities in the area include a Waitrose superstore and a host of specialist shops in Morningside Road and nearby Bruntsfield giving it a vibrant village like atmosphere. Recreational facilities include the Dominion Cinema Complex, the Churchill Theatre and a host of cafes, bars and restaurants offering plenty of entertainment options. For the outdoor enthusiast there are also fantastic walks that can be had both locally up the Braid hills and a short 10 minute drive up the Pentland hills regional park.

Viewing by appointment on 0131 337 1800

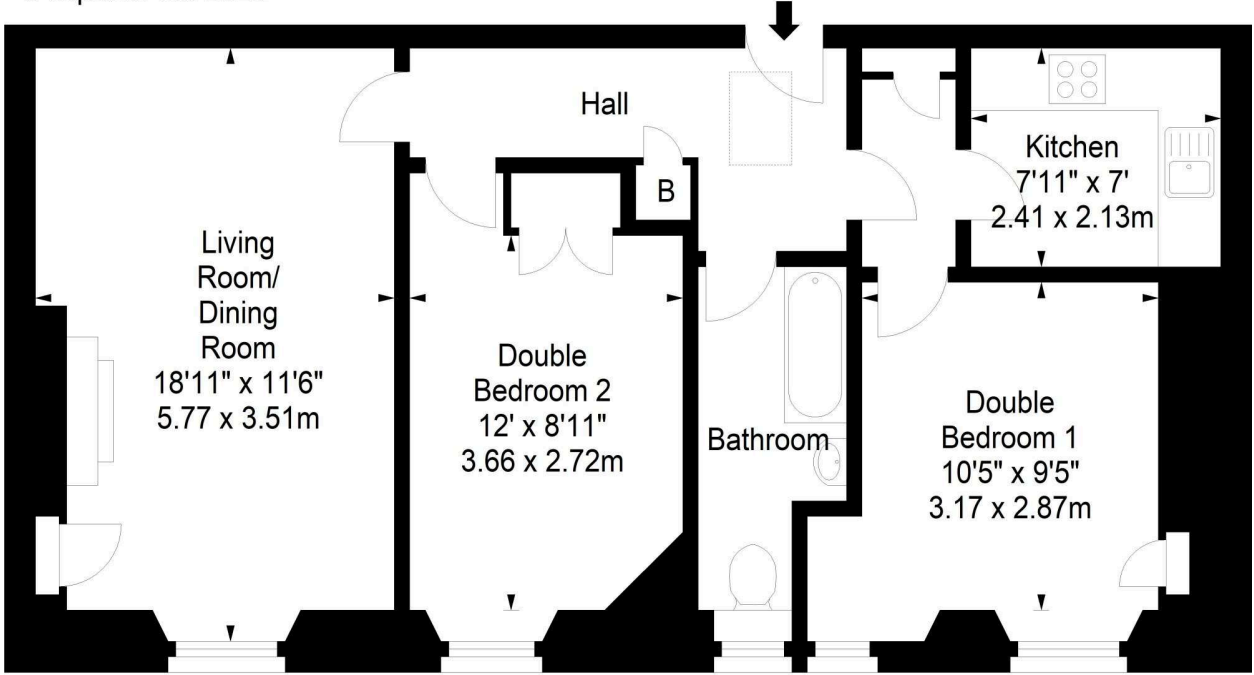




Millar Crescent, EH10 5HH



Approx. Gross Internal Area
692 Sq Ft - 64.29 Sq M
For identification only. Not to scale.
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Third Floor

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