

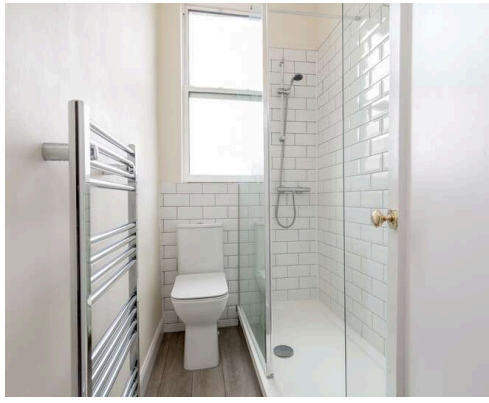
MORNINGSIDE

4/8 MILLAR PLACE
EH10 5HJ



EPC RATING: C

OFFERS OVER £210,000



IMMACULATE ONE BED PLUS LARGE BOXROOM FIRST FLOOR FLAT CLOSE TO CENTRAL MORNINGSIDE

Recently fully refurbished with new kitchen, bathroom, boiler, windows, flooring and redecoration, this amazing property comes with all the furniture & appliances so is literally ready to move into. Neutrally presented, it is ripe for a first time buyer to put their own stamp on it. Would similarly make a perfect investment flat. In quiet location but minutes from all the amenities of Morningside.

VIEWING

Sun 2-4pm or Pls Call 0131 4466850

PROPERTY DESCRIPTION

- Open hallway with two storage units & coat hooks
- Sunny sitting room with boiler cupboard and open plan to
- Fully fitted grey high gloss kitchen with appliances and space for dining table
- Spacious bedroom with excellent range of wardrobes and views over the rear garden
- Good sized boxroom could be used as a second bedroom or ideal for working from home
- Fully tiled shower room with large walk in shower, vanity sink unit and wc
- New double glazed windows New Worcester combi boiler fitted 2021 with smart meter
- Well maintained, west facing communal garden All furniture and appliances included in price
- On street permit parking

AREA

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose and M&S Simply Food), independent shops, coffee shops and speciality food stores. There are also numerous bars and restaurants available both in Morningside and nearby Bruntsfield. The flat is in the catchment for well renowned schools and there are a wide range of amenities nearby including a library, the very popular Dominion Cinema and Church Hill Theatre. The flat is also well placed for lots of walks and open spaces including Blackford Hill & pond, Hermitage of Braid, Braid Hills, Braidburn Valley Park, Bruntsfield Links and the Meadows. There is easy access both into town via the numerous bus

services from the main road, and out of town to the city bypass and the motorway network beyond.

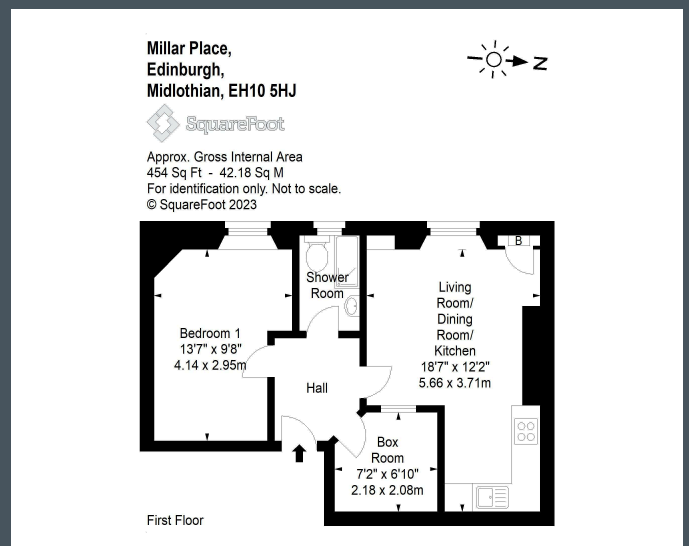
EXTRAS

The blinds/curtains, light fittings, built in gas hob, oven, cooker hood, washing machine, microwave and integrated fridge freezer are included in the sale, together with all the furniture.

HOME REPORT VALUATION

£215,000

Living/dining/kitchen	18'7 x 12'2 (5.66 x 3.71m)
Bedroom	13'7 x 9'8 (4.14 x 2.95m)
Box room	7'2 x 6'10 (2.18 x 2.08m)



Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

