

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

24/1 MILLAR CRESCENT
EH10 5HW



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EPC RATING: C

OFFERS OVER £260,000

PROPERTY DESCRIPTION

- Large open hallway with stripped floors and fitted cupboard
- Sunny south facing, bay windowed sitting room with Edinburgh press and contemporary tiled feature fireplace
- Spacious kitchen dining room with wide range of wooden fitted units & appliances and lots of space for entertaining
- Handy utility room
- Large master bedroom with beautiful original fireplace and views over the rear garden
- Good sized boxroom currently used as a second bedroom or ideal for working from home
- Tiled bathroom with large walk in shower, sink and wc
- Electric storage heating and double glazed windows
- Many period features retained including fireplace, cornicing, some stripped floors and doors
- Well maintained communal rear garden
- Residents' permit parking

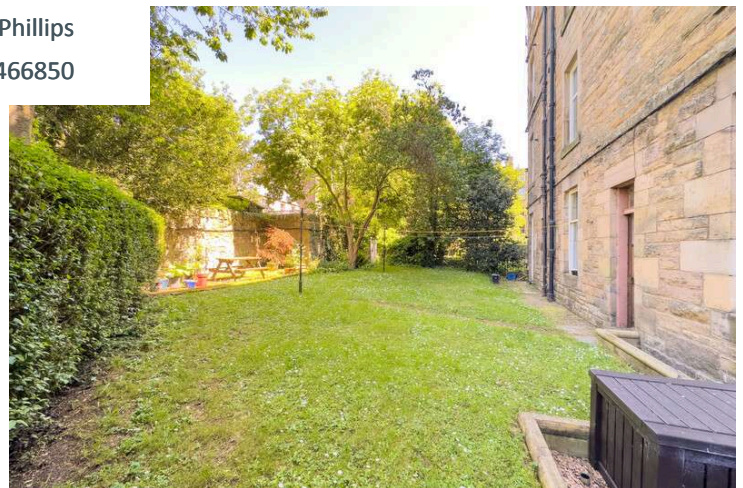


VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





TRADITIONAL ONE BED PLUS BOXROOM FIRST FLOOR FLAT IN VERY POPULAR MORNINGSIDE LOCATION

This beautiful, neutrally presented apartment is ready to move into and would make a perfect first time buyer or investor property. In a quiet location but only minutes from the wide array of amenities available in Morningside, including coffee shops, bars, restaurants, independent delis and an excellent range of supermarkets. Numerous bus links also available both into and out of town.

AREA

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets (including Waitrose & M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is excellent and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters primary schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema, Church Hill Theatre, and a range of gyms/leisure facilities a short drive away. 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, and out of town to the city bypass and the motorway network beyond.

EXTRAS

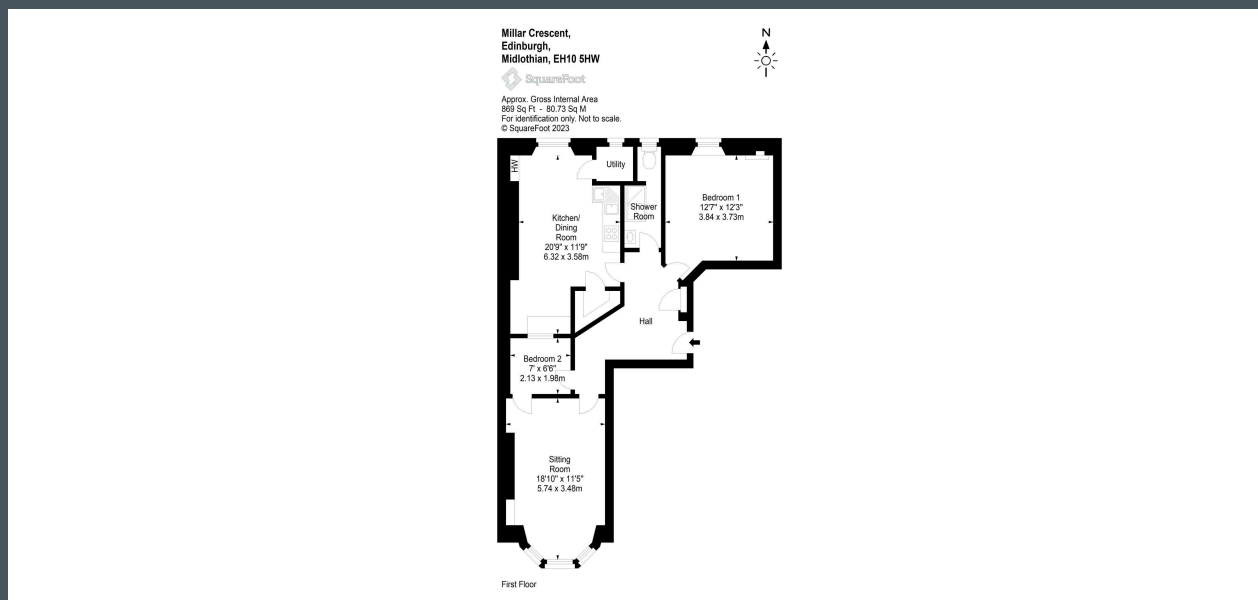
The blinds/curtains, light fittings, hob, oven, cooker hood, dishwasher, fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£270,000



Sitting room	18'10 x 11'5 (5.74 x 3.48m)
Kitchen/dining room	20'9 x 11'9 (6.32 x 3.58m)
Bedroom 1	12'7 x 12'3 (3.84 x 3.73m)
Boxroom/bedroom 2	7' x 6'6 (2.13 x 1.98m)



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.