

MORNINGSIDE

2/9 MILLAR PLACE  
EH10 5HJ



EPC RATING: C

OFFERS OVER £175,000



## ONE BED PLUS BOXROOM SECOND FLOOR FLAT IN THE CENTRE OF POPULAR MORNINGSIDE

Perfect for first time buyers or investors, this super property has been a long term family home and now requires some updating. It has great accommodation including a large boxroom which would make a handy study or occasional bedroom, an open plan kitchen/living/dining room, a modern shower room and a good sized bedroom with excellent storage. Located in a quiet cul de sac, only minutes from all the wonderful amenities of Morningside.

### VIEWING

Sundays 2 - 4pm or by appointment tel. Jardine Phillips on 0131 446 6850

### PROPERTY DESCRIPTION

- Open hallway with handy utility cupboard housing the washing machine
- Spacious kitchen/living/dining room with a good range of kitchen units & appliances, a feature fireplace with gas coal effect fire and a boiler cupboard
- Spacious bedroom with excellent range of wardrobes and views over the rear garden
- Large, flexible boxroom – perfect as a guest bedroom or study for working from home
- Modern shower room with walk in shower, sink and wc
- Gas central heating (serviced annually) and double glazed windows
- Beautifully maintained, west facing communal garden
- 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, hob, oven, cooker hood, washing machine and fridge are included in the sale.

### HOME REPORT VALUATION

£180,000

Living/dining/kitchen	18' x 11' (5.49 x 3.35m)
Bedroom	11'7 x 9'6 (3.53 x 2.90m)
Boxroom	7'3 x 6'4 (2.21 x 1.93m)

### Contact:

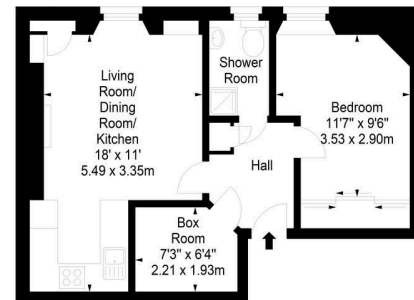
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without 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.

Miller Place,  
Edinburgh, EH10 5HJ

SquareFoot

Approx. Gross Internal Area  
451 Sq Ft - 41.90 Sq M  
For identification only. Not to scale.  
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Second Floor

espc

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