

MORNINGSIDE

1/13 MILLAR PLACE
EH10 5HJ



EPC RATING: D

OFFERS OVER £170,000



BRIGHT & SPACIOUS ONE BED TOP FLOOR FLAT IN QUIET CUL DE SAC LOCATION

This third floor flat would be perfect for first time buyers wanting to put their stamp on their first property or for investors looking for an easy rental. It has great accommodation including a good size lounge/dining room and bedroom. Peaceful location but only minutes from all the wonderful amenities and transport links of Morningside.

Viewing

Sun 2-4 pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with storage cupboard and wc
- Separate kitchen with good range of units & appliances and handy hatch to the living area
- Spacious living room with dining recess, Edinburgh press and utility cupboard housing the boiler & washing machine
- Large double bedroom with loads of space for storage
- Modern bathroom with bath with mains shower over, sink and wc
- Gas central heating from Worcester combi boiler and double glazed windows
- Communal rear 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 and fridge are included in the sale. Other items available by negotiation.

HOME REPORT VALUATION

£175,000

Living/dining room	18'9" x 10'11" (5.71 x 3.33m)
Kitchen	6'10" x 6'3" (2.08 x 1.90m)
Bedroom	13'11" x 9'10" (4.24 x 3.00m)

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.

Millar Place,
Edinburgh,
Midlothian, EH10 5HJ



Approx. Gross Internal Area
466 Sq Ft - 43.29 Sq M
For identification only. Not to scale.
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