



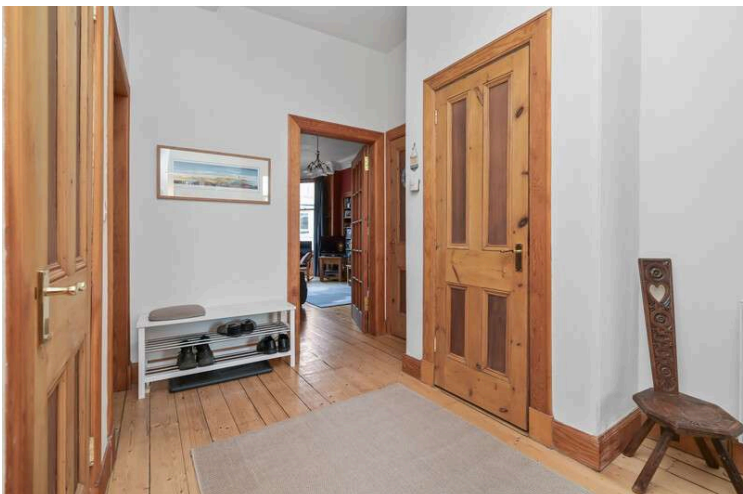
29 (2f3), Millar Crescent, Edinburgh, EH10 5HN

[www.mcdougallmcqueen.co.uk](http://www.mcdougallmcqueen.co.uk)



Welcome to Millar Crescent, a delightful one bedroom second floor flat forming part of a traditional tenement building with the additional benefit of a useful box room and dining kitchen. The block is entered via a secure entry system and boasts a communal garden to the rear. The property is conveniently located in the sought-after Morningside area of Edinburgh close to an abundance of local amenities along with excellent transport links. Presented to the market in good order throughout, we would recommend an early viewing

- Reception hallway with useful storage.
- Bay windowed living room with a feature fireplace and gas fire inset two open shelved presses.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances, utility cupboard houses the washing machine and combi boiler.
- Double bedroom rear facing with the wardrobes to be included in the sale.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Box room with platform single bed.
- Gas central heating.
- Double glazing.
- Communal garden to the rear.
- Permit and metered parking.



## Location

Morningside is a highly respected and much sought-after residential area of the city, situated just over one mile south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Bruntsfield is also close by and can be reached in minutes on foot. Local shopping facilities are first class and are within a few minutes' walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a few delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid, Bruntsfield Links, and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

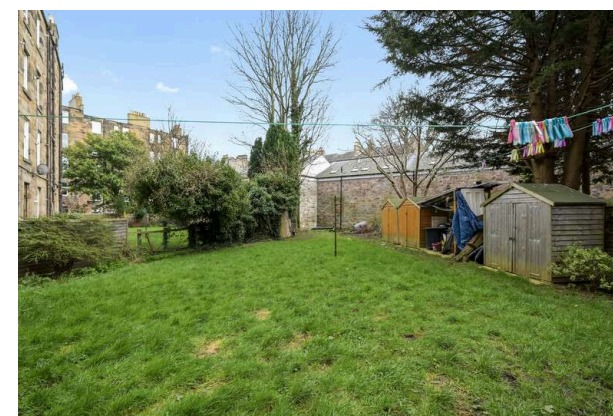
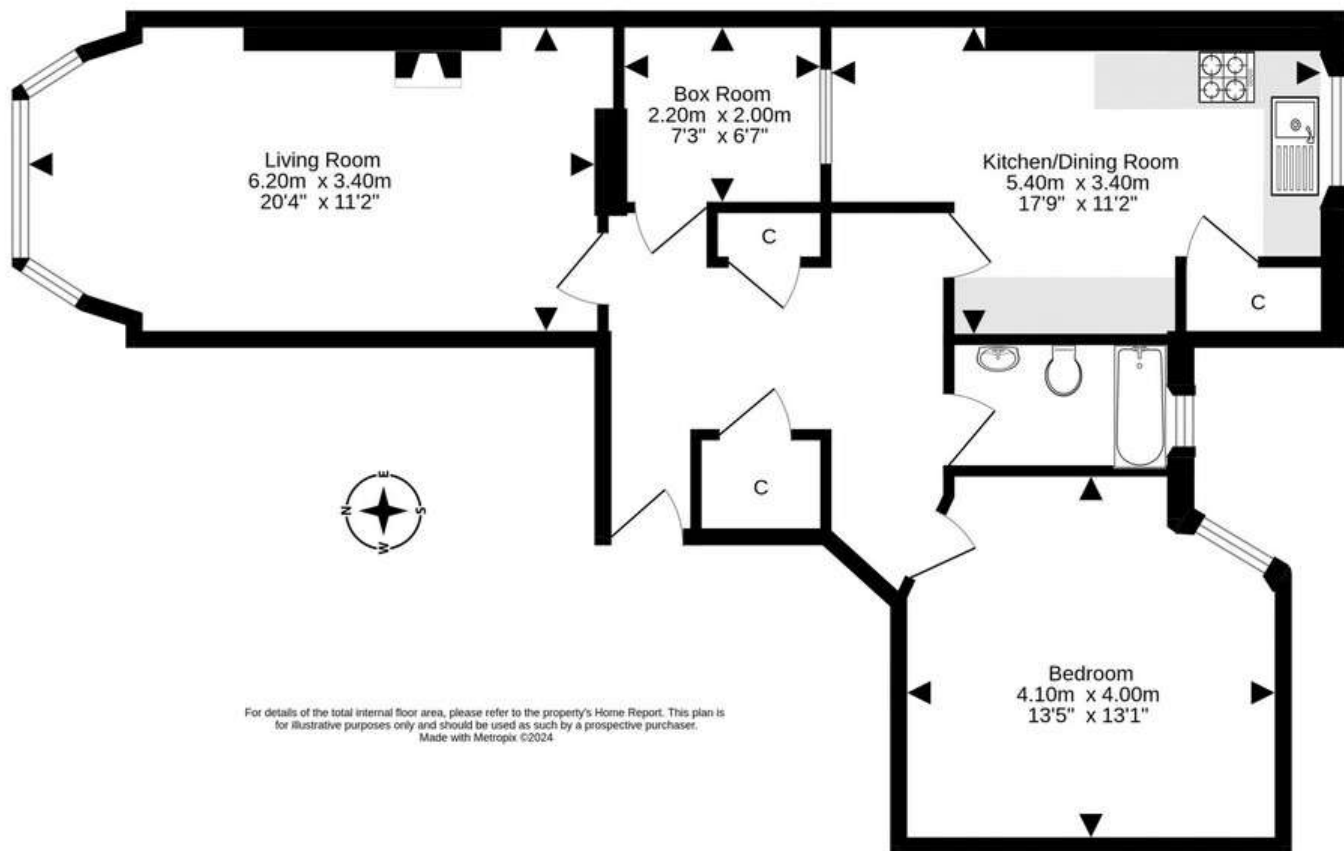
## Extras

The integrated kitchen appliances, blinds and fitted floor coverings are included. The washing machine is available by separate negotiation.

## Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

