

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

35/2 MILLAR CRESCENT
EH10 5HQ



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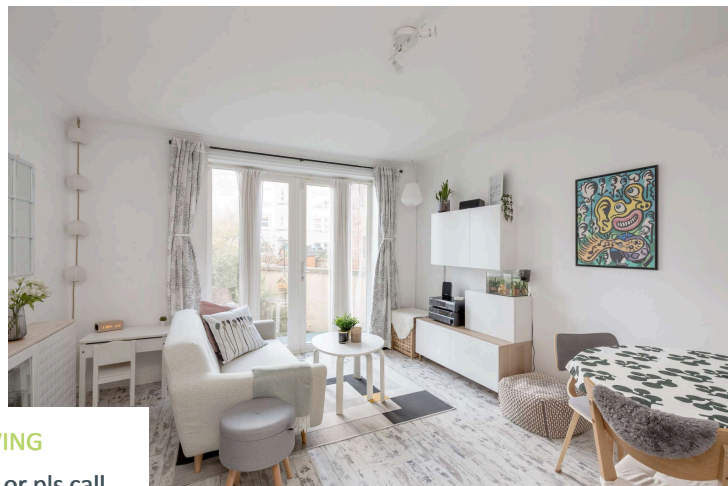
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EPC RATING: C

OFFERS OVER £335,000

PROPERTY DESCRIPTION

- Hallway with large fitted cupboard and bespoke shelving units
- Bright, spacious living/dining room, lots of space for entertaining and French doors to the communal south facing rear garden
- Kitchen with good range of cream shaker style units & appliances
- Good sized master bedroom with bay window
- Second double bedroom with storage
- Modern family bathroom with bath with rainfall shower over, bowl sink, wc & handy utility space
- Shower room with shower cubicle, fitted vanity sink unit with storage & wc
- Gas central heating from Worcester combi boiler updated in 2011 & located within the kitchen
- Upvc double glazed windows
- French doors from the living space leading to a tiled, stepped patio area and communal lawn with shrubs, set quietly to the rear of the development
- Allocated car parking space, visitors' parking and residents' permit
- Maintained by Simply Factor at a cost of approx. £106pcm to cover maintenance of the gardens & communal areas, stair cleaning, entryphone, roof inspection, cleaning & block buildings insurance. Also a sinking fund that was provisioned last year in anticipation of communal works to the property (electrical, roof and other maintenance items)

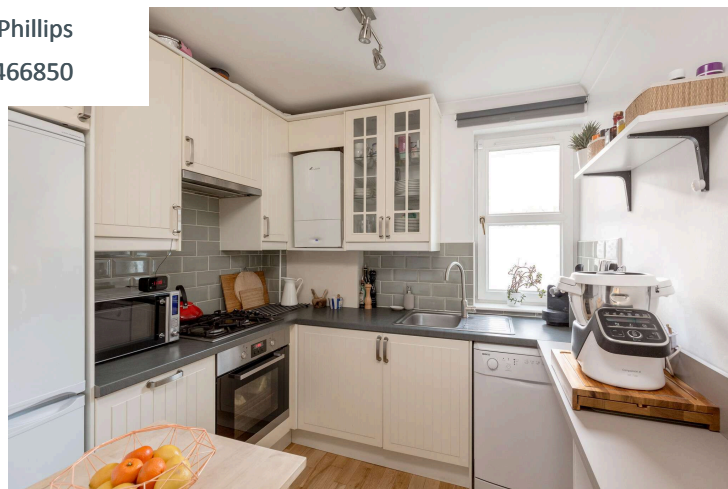
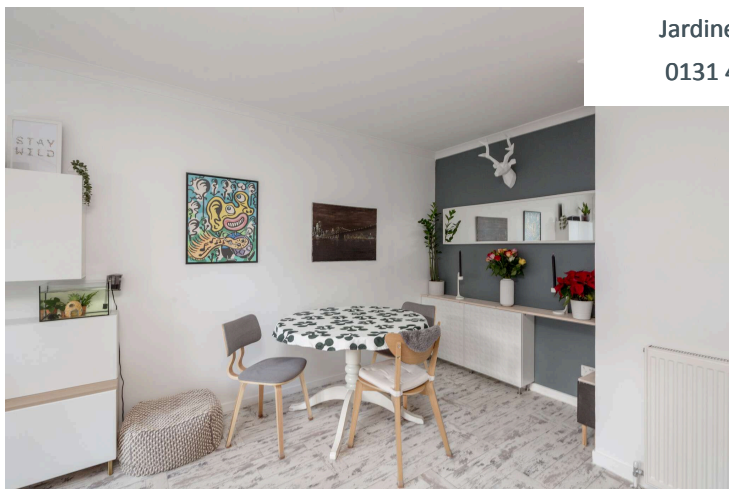


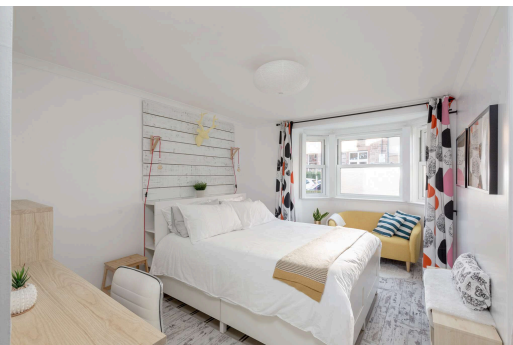
VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





STYLISH TWO BED TWO BATH CONTEMPORARY GROUND FLOOR FLAT WITH FRENCH DOORS TO GARDEN

Located in the centre of Morningside with its wealth of retail facilities & amenities is this superb modern apartment which has been beautifully upgraded to provide a large living/dining room with access to the rear communal garden, a modern kitchen, two double bedrooms, two bathrooms and off street parking. Ideal for downsizers, professionals, sharers & young families, being in the catchment for excellent schools. Easy access into the city centre so perfect for commuters.

AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well renowned and the property is in the catchment for the new Canaan Lane, South Morningside & St Peters RC 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, together with a good range of gyms/leisure facilities & golf courses 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 and Braidburn Valley Park. There is easy access into town, via the numerous bus services, and out of town to the city bypass and the

motorway network beyond.

EXTRAS

The blinds, gas hob, oven, extractor, dishwasher and freestanding fridge freezer are included in the sale

HOME REPORT VALUATION

£350,000

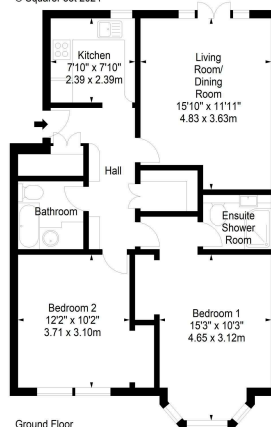


Living/dining room	15'10 x 11'11 (4.83 x 3.63m)
Kitchen	7'10 x 7'10 (2.39 x 2.39m)
Bedroom 1	15'3 x 10'3 (4.65 x 3.12m)
Bedroom 2	12'2 x 10'2 (3.71 x 3.10m)

Millar Crescent,
Edinburgh,
Midlothian, EH10 5HQ



Approx. Gross Internal Area
772 Sq Ft - 71.72 Sq M
For identification only. Not to scale.
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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.

