

COULTERS[®]

11/1 MILLAR CRESCENT

MORNINGSIDE, EDINBURGH, EH10 5HN

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Forming part of a traditional tenement in the heart of sought-after Morningside, this beautifully presented first-floor flat combines period charm with stylish modern upgrades. The property enjoys generous proportions, elegant original features, and a wealth of natural light, making it an ideal city home.

The accommodation comprises: a reception hall; a bright and spacious living/dining room with a large bay window, decorative cornicing and an Edinburgh Press; and a contemporary kitchen. The kitchen is fitted with an excellent range of white-gloss cabinets and blue quartz worktops, complemented by under-cabinet LED lights, a wine rack, and seamlessly integrated appliances including a gas hob, electric oven, fridge-freezer, dishwasher and washing machine.

KEY FEATURES



Beautifully presented first floor flat.



Flexible layout with two double bedrooms.



Shared gardens to the rear.



Permit parking available.



Easy access to the city centre by bus or bike.



Morningside shops & restaurants on the doorstep.



EPC Rating - C



Council Tax Band - C



There are two well-proportioned double bedrooms, one of which is currently used as a second reception room. Being south facing with two windows, the bedroom positioned to the rear is particular bright and also benefits from a large storage cupboard and separate press. The modern three-piece bathroom is finished to a high standard and features a wash hand basin, bathtub with an overhead shower, WC and chrome towel rail. A convenient storage cupboard is located off the hall and quality hardwood flooring is fitted throughout most of the property.

The property is fitted with double glazing and gas central heating operated by a modern boiler.

The building has a secure entry system and access to a shared rear garden. Residents' permit parking is available on the street.

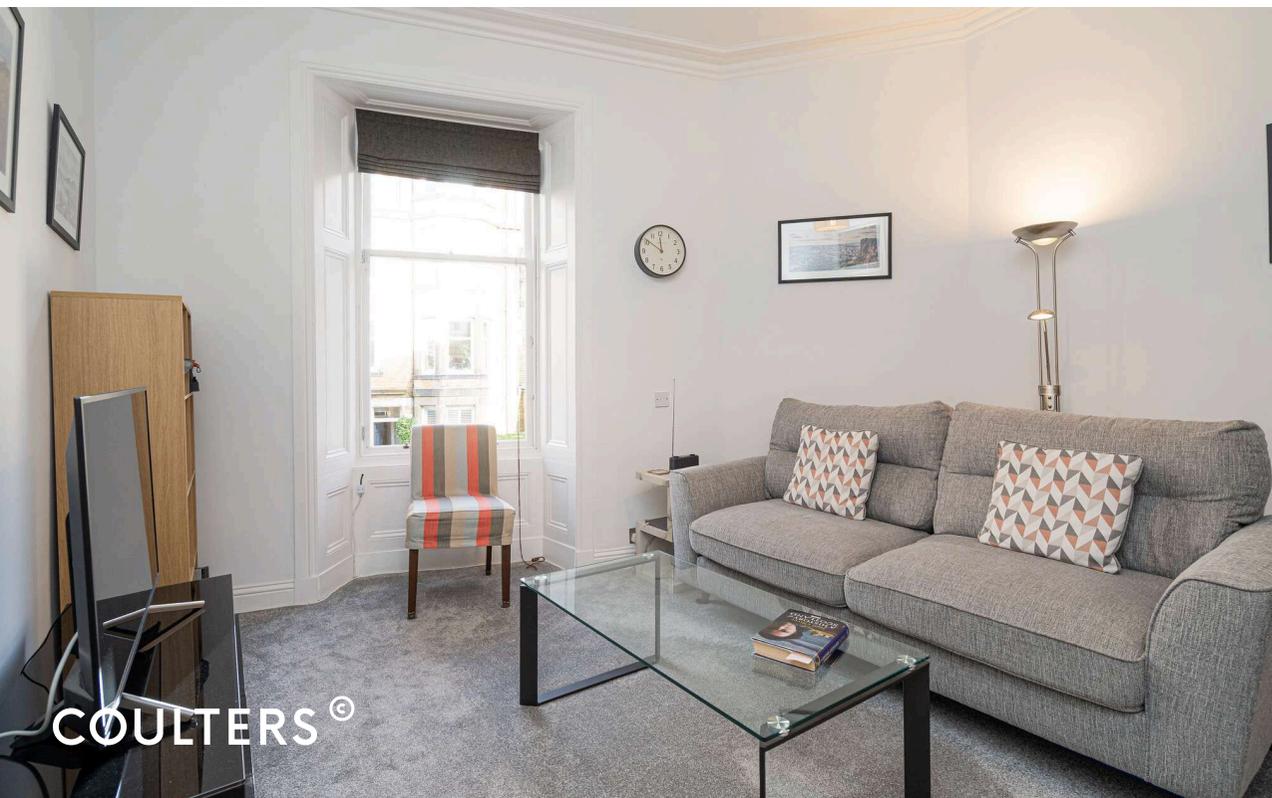




THE LOCAL AREA

Morningside is one of Edinburgh's most fashionable and sought-after residential areas, situated just southwest of the city centre. The area offers an exceptional range of local amenities, including an outstanding choice of cafes, bars, restaurants, bistros, independent shops, galleries and boutiques. Morningside retains a distinctive village-like atmosphere, while also boasting the famous Dominion Cinema, several theatres and major supermarkets including Waitrose and M&S. Nearby, the Hermitage of Braid, Blackford Hill and Braidburn Park provide extensive green spaces, and golfers are well catered for with courses at The Merchants, Mortonhall and the Braid Hills Golf Centre.

Morningside is well-situated for access to Napier University and the University of Edinburgh, both within walking distance. The area is well served by regular public transport and benefits from extensive walkways and cycle routes.

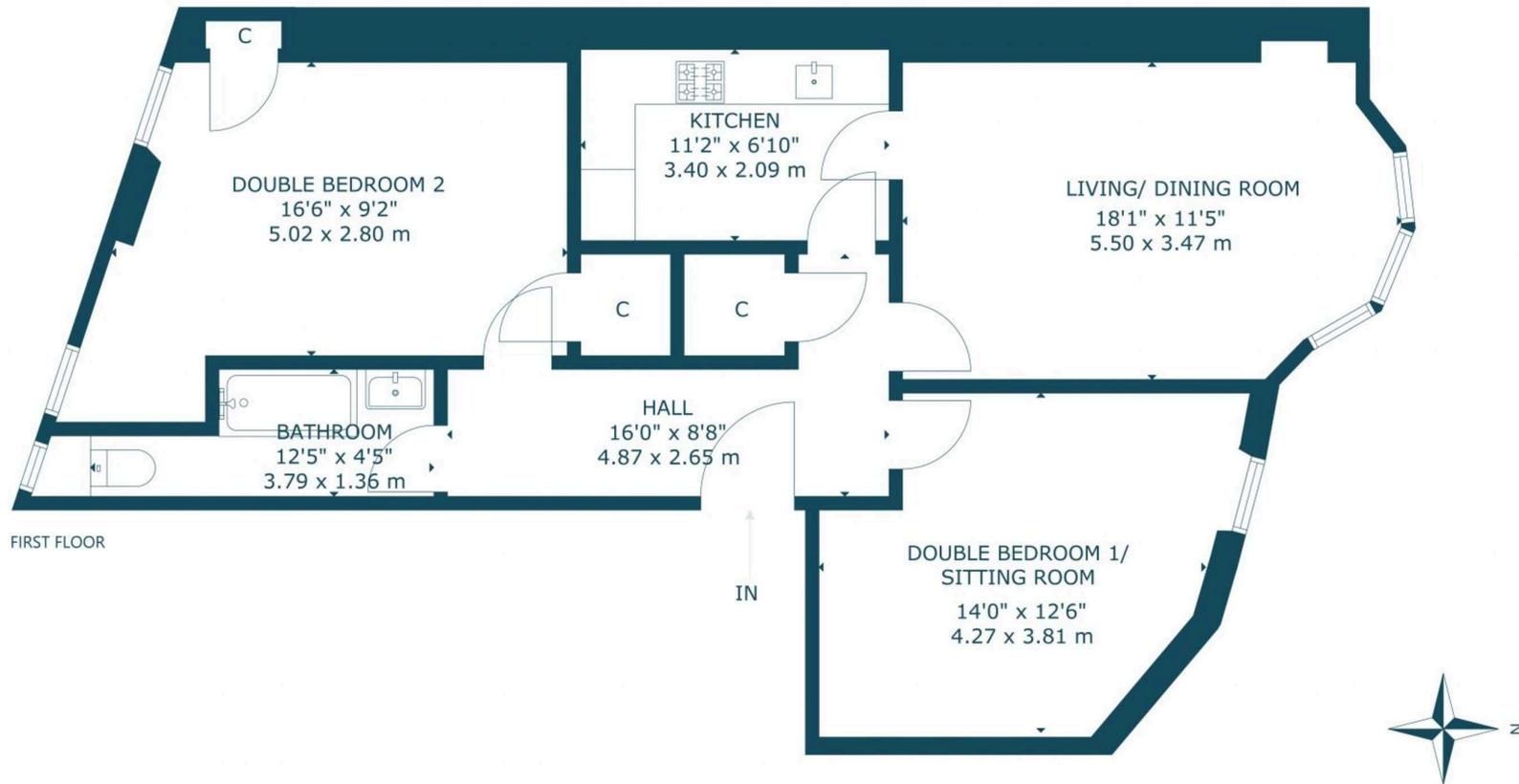


EXTRAS

All blinds, light fittings, fitted flooring and white goods, are included in the sale price. Other items may be available by separate negotiation.

HOME REPORT VALUATION: £330,000





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 824 SQ FT / 77 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.