



4/9 Millar Place

Morningside, Edinburgh, EH10 5HJ



VMH ESTATE AGENTS



Well presented 1 bed 2nd floor flat with a boxroom/study in the popular Morningside area.

- Sitting room/kitchen
 - Double bedroom
 - Boxroom
 - Shower room with 3-piece suite
 - Bright & well proportioned
 - Secure entryphone system
 - Ideal for a first time buyer
 - Communal rear garden
 - Excellent location close to local amenities
 - Electric heating & double glazing
- Offers Over:

£205,000



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Freehold

Further information can be found in the home report.

🏠 About the Property

Located in the popular Morningside area to the south of the city this 1 bed 2nd floor flat offers an excellent home ideal for a first time buyer.

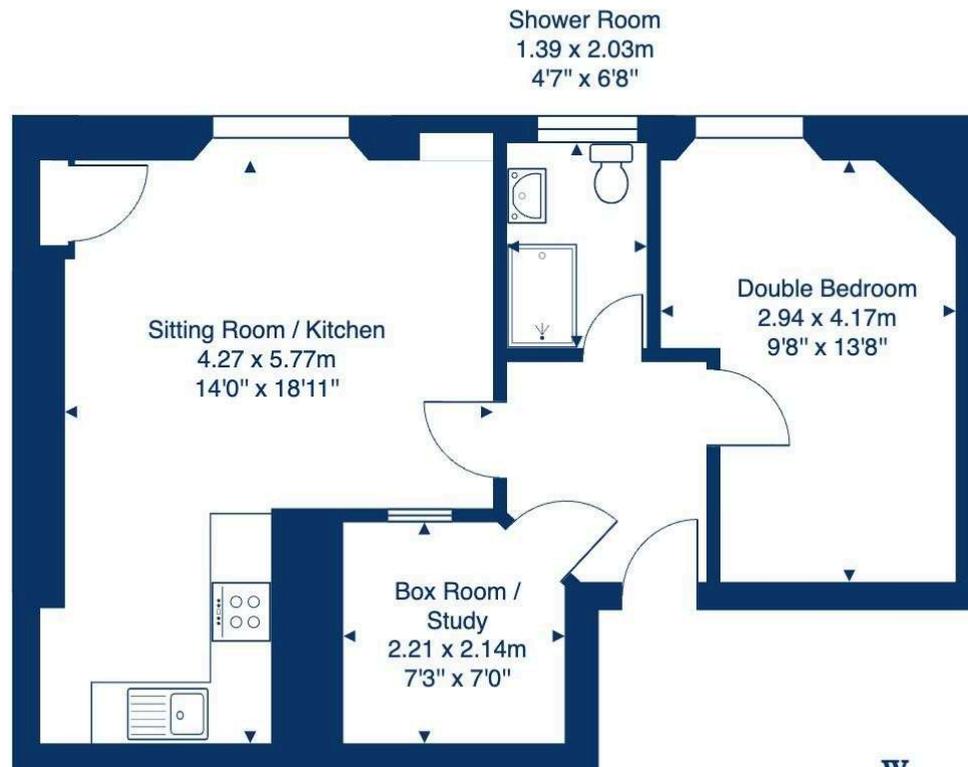
The flat is bright and well proportioned with a handy boxroom/study off the hall, ideal for home working.

⊕ Extras

To include all fitted flooring, carpets, fridge/freezer, washing machine, slot-in cooker & cooker hood.



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Second Floor

Total Area: 46.1 m² ... 496 ft²

All measurements are approximate and for display purposes only.

Location

Morningside is one of Edinburgh's most sought-after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent range of amenities with fashionable bars, restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose and Marks & Spencer Food Hall. Morningside is also conveniently situated for Edinburgh University and Napier University. Recreational spaces in the area include the Meadows, which has excellent tennis courts, and Bruntsfield Links with a pitch and putt. The open spaces of Blackford Hill and Hermitage of Braid are also close by. Edinburgh city centre can be reached on foot in under 30 minutes and there is a fantastic range of bus services on Morningside Road. Excellent schooling is represented in both the state and private sector.



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