



4/3 Millar Place,  
Morningside, Edinburgh, EH10 5HJ

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Attractive living room with open plan modern fitted kitchen with appliances.
- Double bedroom with fitted bedroom storage.
- Box room with cabin bed & fitted storage.
- Contemporary fitted shower room.
- Gas central heating.
- Double glazing.
- Well-maintained communal gardens to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A well-presented ground floor flat, part of a traditional tenement building in the highly sought-after Morningside district of the city, within walking distance of an excellent range of local amenities. The property is a short journey to the south of Edinburgh City Centre and would be an ideal purchase for a first-time buyer/young couple or perhaps for letting purposes. The move-in accommodation that is quietly situated to the rear of building.

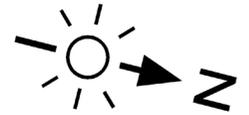
**COUNCIL TAX BAND** B.  
**TRAIN STATION** APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.  
**AIRPORT** APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.  
**BUSES** WITHIN 100 METRES.

## LOCATION

Millar Place is situated in one of Edinburgh's prime residential districts, Morningside, just a couple of miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants, bars and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Craiglockhart Hill, Bruntsfield Links and The Meadows; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and north to the Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity, and Edinburgh University campuses are within easy reach by bus or car.

**EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, DISHWASHER, FREE-STANDING FRIDGE/FREEZER & AUTOMATIC WASHING MACHINE WILL ALL BE INCLUDED IN THE SALE PRICE. THE FITTED SHELVING IN THE HALL & LIVING ROOM, FITTED STORAGE UNIT BENEATH THE CABIN BED & FITTED BEDROOM FURNITURE WILL BE WILL ALSO BE INCLUDED.**

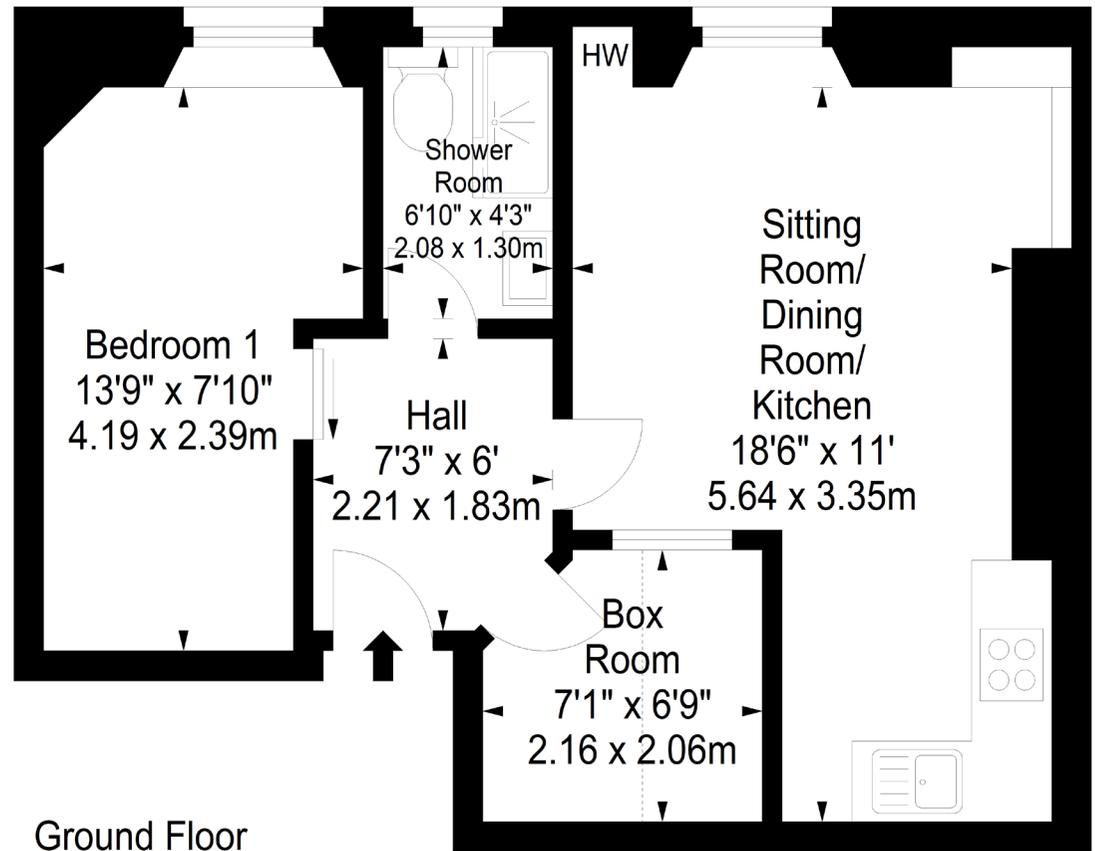
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Approx. Gross Internal Area  
428 Sq Ft - 39.76 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



ENERGY PERFORMANCE  
CERTIFICATE RATING C



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
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WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.