



lindsays

**33/5 Millar Crescent,
Morningside, Edinburgh, EH10 5HQ**

"A larger than average one-bedroom second floor flat, within a traditional tenement block in the heart of Morningside"

- Entrance hall
- Sitting room
- Breakfasting kitchen
- Box room
- Double bedroom
- Family bathroom
- Double Glazing & gas central heating
- Well maintained communal gardens

EPC Rating - C

FIXED PRICE £235,000



Description

A larger than average one-bedroom second floor flat, within a traditional tenement block in the heart of Morningside. Situated on a quiet street, mere minutes from Morningside Road and all it has to offer is this spacious property which is sure to appeal to a range of buyers.

The accommodation comprises of a sizeable entrance hall with storage cupboard, a bright sitting room with wonderful cornice work, wooden flooring and electric fire, a double bedroom with storage underneath the window, a modern breakfasting kitchen with a range of high gloss wall and base units, complete with integrated oven, electric hob and extractor hood. There is a useful box room off of the kitchen and a bathroom with three piece suite and shower overhead completes the internal accommodation.

Externally, there is an extremely well maintained, south facing communal garden and ample on street permit parking is available to the front of the property.

The property has a gas central heating system and is fully double glazed.

Area

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. 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 number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid 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 bypass/central motorway network are all readily accessible.

Viewing

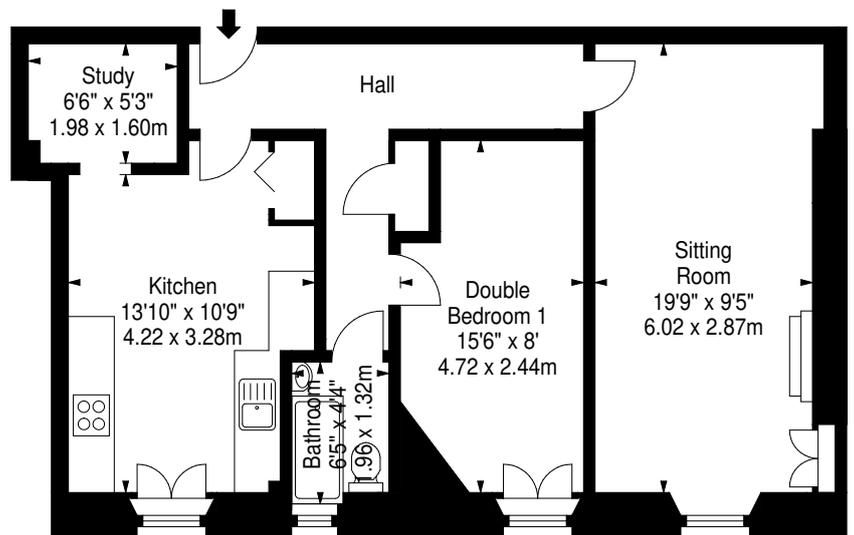
By appointment contact Lindsays on propertyadmin@lindsays.co.uk



Millar Crescent, EH10 5HQ



Approx. Gross Internal Area
675 Sq Ft - 62.71 Sq M
For identification only. Not to scale.
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First Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed 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. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.