

23/2 Millar Crescent

MORNINGSIDE, EDINBURGH, EH10 5HN



*Superb first-floor one-bedroom apartment
located just off Morningside Road*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal is delighted to give a discerning buyer the chance to acquire this superb first-floor one-bedroom apartment located just off Morningside Road. Internally, the property is in excellent order and benefits from a large box room which would make a fantastic home office. It would represent an amazing first-time buy or a sound buy-to-let investment. For extra warmth and comfort, the property boasts gas central heating and double glazing.

THE KITCHEN/LIVING ROOM



The accommodation is focused on an open-plan kitchen/living room which is neutrally decorated and finished with wooden flooring. The room retains plenty of period features including a cornice, an Edinburgh press, and high skirting boards. Clever use of space in the kitchen has allowed the inclusion of a good range of base and wall-mounted units that are set against a tiled splashback. There is plenty of prep and storage space along with a range of integrated appliances including a gas hob, an electric oven, a fridge freezer, and a washing machine.





The well-proportioned double bedroom has plenty of space for a full suite of bedroom furniture and additional wardrobe space is integrated into the box room. There is ample space for a range of free-standing furniture. The box room itself is a superb addition to a flat like this and currently houses occasional guests on a day bed. There would be plenty of space to create a charming home office here.

Accommodation is completed by a modern bathroom which has natural light and a three-piece white suite with a mains shower over the bath.

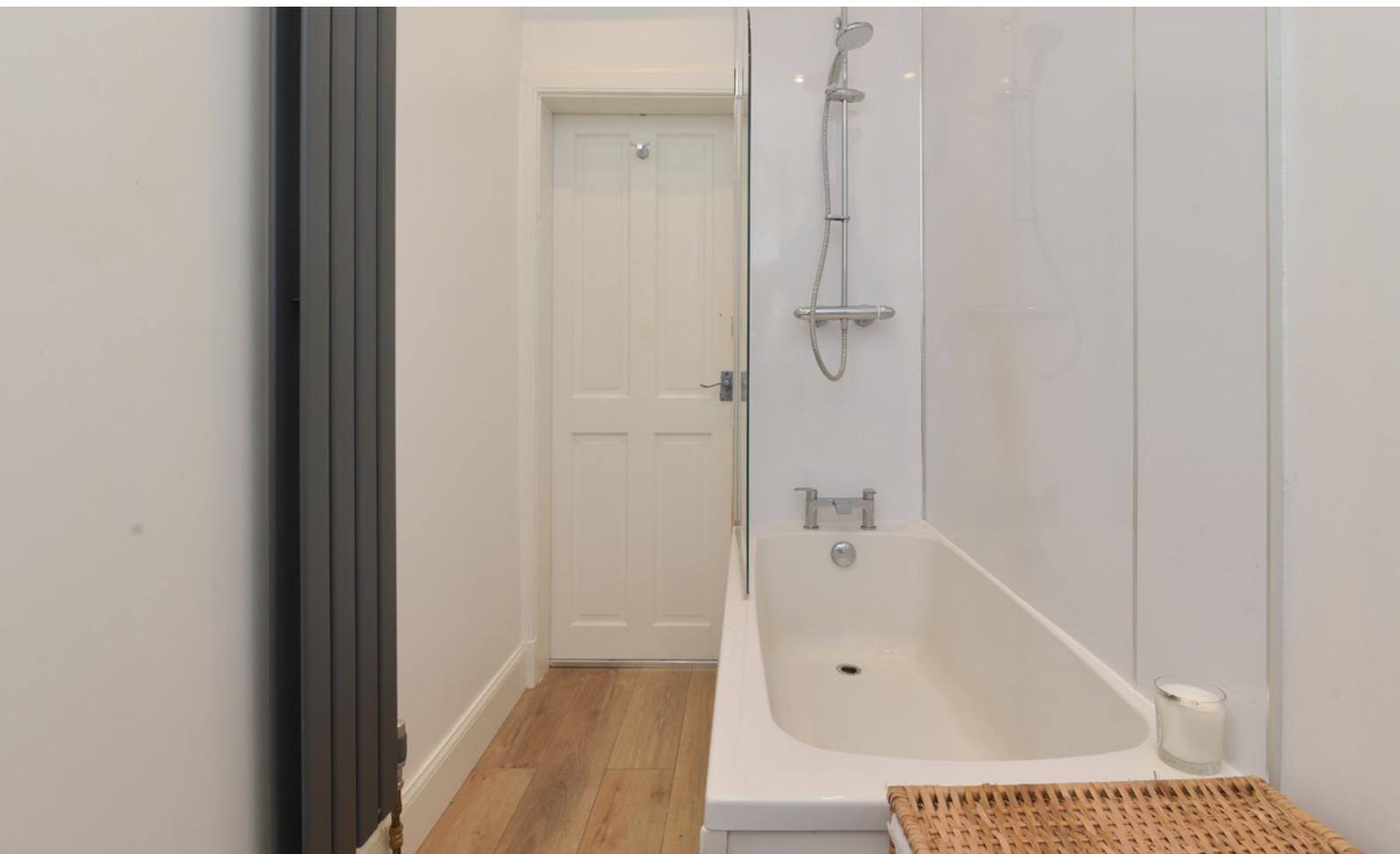
THE BOX ROOM



THE BEDROOM



THE BATHROOM



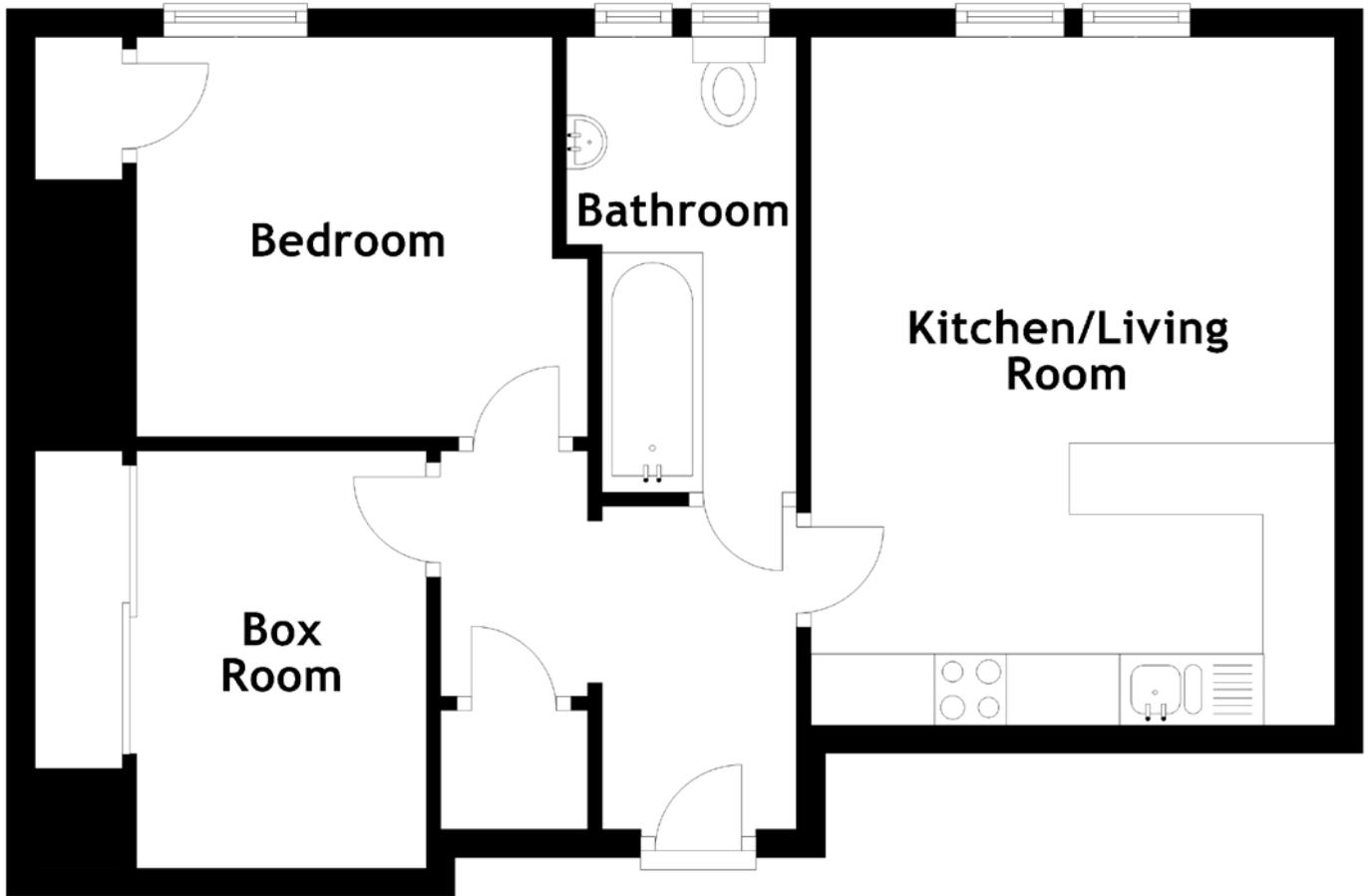
To the rear, the property also enjoys access to a communal garden.

This is a fantastic property in a superb location, and early viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

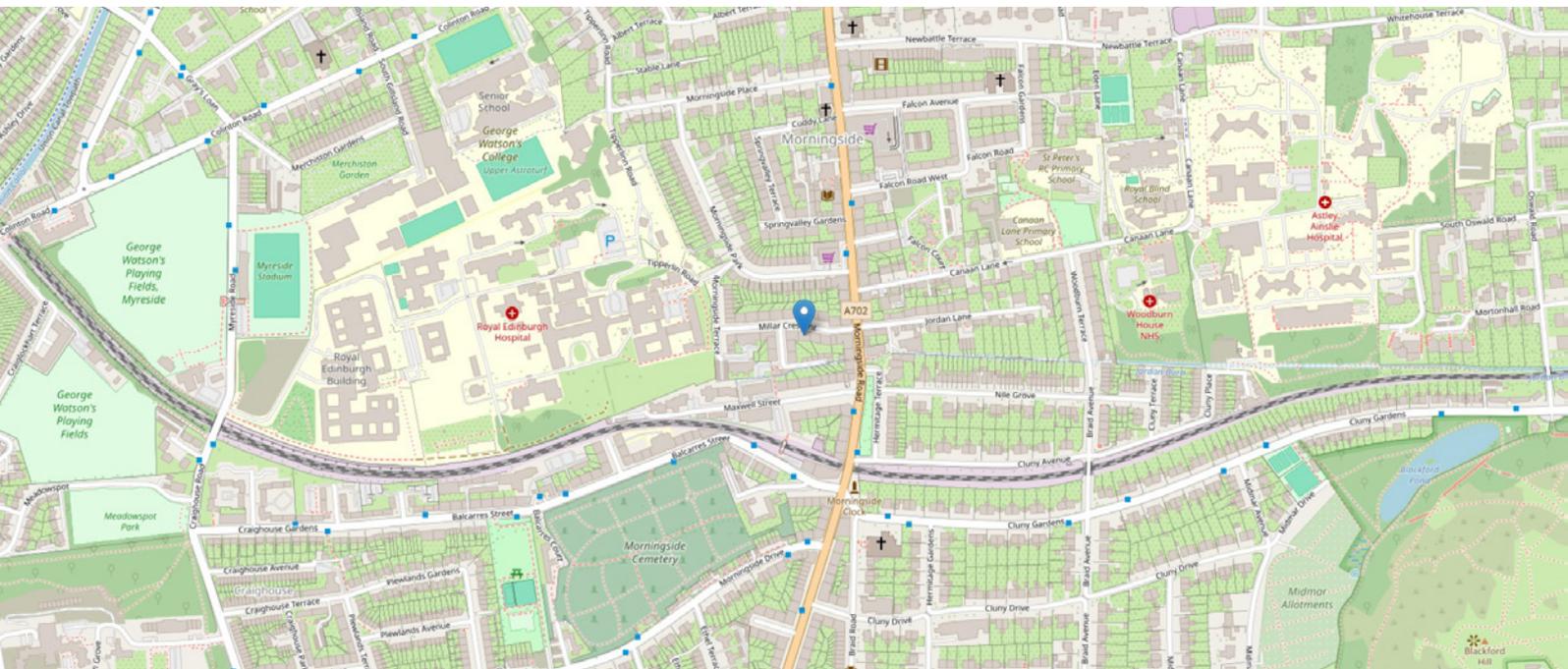
Kitchen/Living Room
Bedroom

4.82m (15'10") x 3.63m (11'11")
3.13m (10'3") x 2.80m (9'2")

Box Room
Bathroom

Gross internal floor area (m²): 47m²
EPC Rating: C

2.92m (9'7") x 2.01m (6'7")
3.19m (10'6") x 1.35m (4'5")



THE LOCATION

This property is well-positioned in the heart of Morningside, one of the capital's most sought-after residential areas. There is a selection of local amenities on Morningside Road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside.





Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks and Spencer food outlet. A good selection of quality schools are available within the catchment from primary through to secondary level and in the private sector, George Watsons. For further education, two of Napier Universities main campuses are close by. Lying on the outer limits of Edinburgh City centre, the location offers superb outdoor leisure activities, with nearby Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive, with walking, biking and skiing on offer. For golf enthusiasts, there are numerous golf courses, including Braidhills and Mortonhall. There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.




McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

**Part
Exchange
Available**



Text and description
MICHAEL MCMULLAN
 Area Sales Manager



Layout graphics and design
ALLY CLARK
 Designer

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