



**34 Millar Crescent**  
**Morningside, Edinburgh, EH10 5HH**

CALL US ON 0131 447 4747

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

- Entrance vestibule.
- Spacious reception hall with storage.
- Bay windowed living room with feature fireplace.
- Dining kitchen with appliances & French doors to rear.
- Two generously proportioned double bedrooms.
- Freshly presented wet room.
- Box room.
- Gas central heating.
- Original features.
- Private garden to front.
- Communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A main door flat situated within the prestigious Morningside district of the city within walking distance of an array of local amenities and a short journey to the south of Edinburgh City Centre. The property would be suitable for a range of buyers including someone looking to downsize within the area.

## NOTE:

Edinburgh Block Management look after the maintenance of the block for a modest yearly fee split between numbers 34, 36 and 38, 11 flats in total. They carry out regular inspections of the roof, block and stair as well as cleaning of the stair (for which there is no charge to the main door flats).

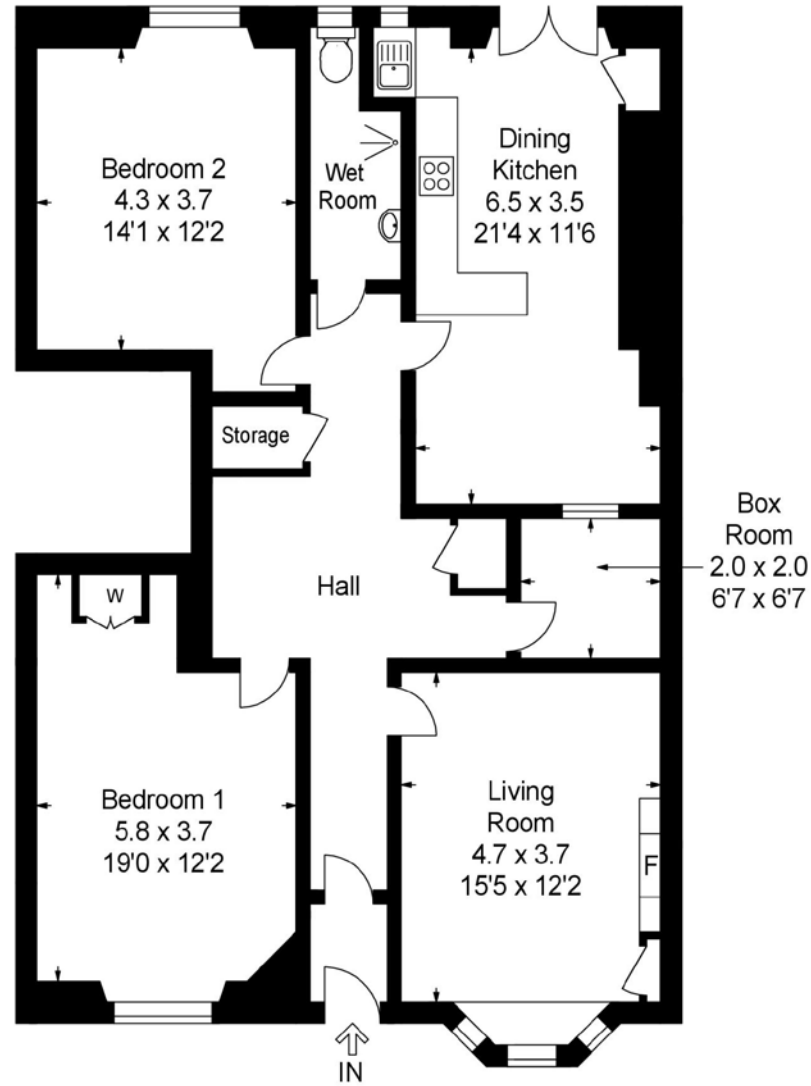
COUNCIL TAX BAND - E.  
TRAIN STATION - APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.  
AIRPORT - APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.  
BUSES - WITHIN 100 METRES.

## LOCATION

The highly regarded and much sought after Morningside district of Edinburgh lies approximately two miles south of the City Centre. There are excellent shopping facilities on your doorstep which include a wide and varied range of individual shops, cafes, bars, restaurants, banks and building societies. A Waitrose supermarket, Marks & Spencers Food, Tesco and Sainsbury food stores are also available. There are regular bus services from Morningside Road providing access to the West End, Princes Street and many other areas of the City. The Edinburgh City Bypass is approximately 2 miles south of the area and leads to all major routes including the A1, M8 and also to the Edinburgh International Airport and Forth Road Bridge. The property is conveniently located for many of Edinburgh's large financial and business institutions as well as famous and historical places of interest. Recreational facilities in the area include the Dominion Cinema, library, theatre, delightful walks through the Hermitage of Braid, several renowned golf courses and the Hillend Ski Centre which forms the gateway to the Pentland Regional Park. Excellent schooling is easily accessible in both the state and private sectors while for the more mature student there are a number of University buildings within the vicinity.

## EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING AUTOMATIC WASHING MACHINE, DISHWASHER AND FRIDGE/FREEZER. SOME FURNITURE AND CURTAINS MAY BE AVAILABLE FOR NEGOTIATION.



**ENERGY PERFORMANCE  
CERTIFICATE RATING D**



This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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