



## 4/16 Millar Place

Morningside, Edinburgh, EH10 5HJ

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This charming one-bedroom flat, featuring two reception rooms, is situated to the rear on the top floor of a traditional tenement in sought-after Morningside. Ideal for professionals, first-time buyers, or rental investors, the property is quietly tucked away on a no-through street, yet just a stone's throw from the vibrant main thoroughfare, with its array of delightful shops and attractions, as well as convenient city bus links, day and night. The flat retains its classical high ceilings and has been thoughtfully decorated in an elegant contemporary style. Additionally, there is shared access to a large rear garden, and residents benefit from controlled parking on the street.

A communal stairwell, equipped with a secure entry system, leads up to the flat. Behind the front door is a central hall with a traditional ceiling-hung clothes pulley. It also features oak-style flooring and decorative accents in striking black - a stylish finish that continues into the adjoining living area. The bright and welcoming living room, well-equipped with recessed shelving, flows openly into the kitchen and, through an elegant archway, into an intimate dining room or ideal study for remote working. The kitchen boasts a timeless Shaker-inspired finish in understated natural tones. A selection of cabinets and a countertop, framed by eye-catching chevron tile work, accommodate an integrated fridge and a freestanding electric cooker.

## Features

- Third/top-floor tenement flat in desirable Morningside
- Rear-facing with elegant contemporary interiors
- Communal stairwell and secure entry system
- Entrance hall with clothes pulley
- Bright open-plan living room and kitchen, open to:
- Dining room/study
- Spacious double bedroom
- Stylish shower room
- Large communal garden
- Controlled on-street parking (Zone S2)
- Gas central heating and double glazing
- EPC Rating - C







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Returning through the hall, you reach a softly carpeted double bedroom with floor space for a large freestanding wardrobe and other furniture. Conveniently adjacent to the bedroom is a bright, chicly tiled shower room. It promises the luxury of a walk-in rainfall shower alongside a WC, a vanity unit with a countertop basin, and a heated towel rail.

Externally, residents of the tenement share access to a generous rear garden, while parking on Millar Place is controlled, falling under Zone S2.

Extras: The sale includes all fitted floor and window coverings, light fittings, and integrated/freestanding kitchen appliances, except the washing machine, which is available via separate negotiation.

## Morningside

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel. Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it’s just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital’s finest private schools, including the Edinburgh Rudolf Steiner School and George Watson’s College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.





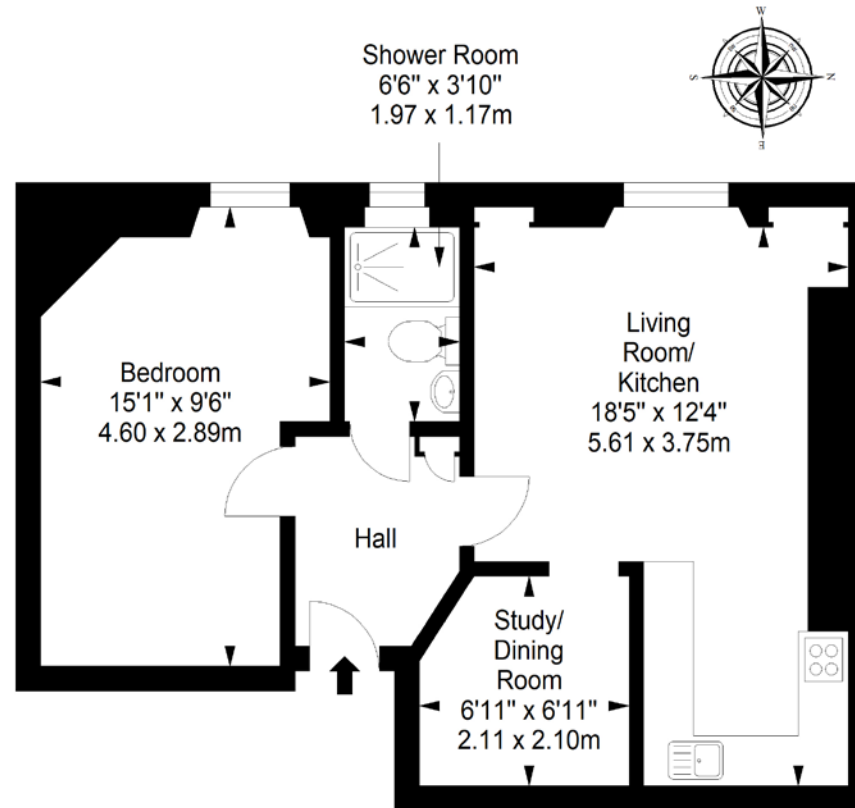




# Floorplan

## Third Floor

Approx. 41.4 sq. metres (445.6 sq. feet)



Total area: approx. 41.4 sq. metres (445.6 sq. feet)

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