




McEwan Fraser Legal
Solicitors & Estate Agents
0131 524 9797

6/5 Millar Place
MORNINGSIDE, EDINBURGH, EH10 5HJ



MORNINGSIDE

Morningside is one of Edinburgh's most sought after residential districts and lies approximately two miles to the south of the city centre.

Morningside offers a wide range of local and speciality shopping, including a Waitrose, Marks & Spencer and Sainsbury's Local as well as the privately owned Dominion Cinema and an excellent choice of restaurants, bars and a local library.

Warrender Swim Centre and gym are nearby and the area has many fine golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre.

The city centre is easily accessible by car or by excellent public transport services from Morningside Road. A short drive south takes you to the Edinburgh City Bypass offering rapid access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways.

Excellent schooling is easily accessible in both the state and private sectors.

675 MILLAR PLACE

McEwan Fraser Legal are delighted to bring to the market this lovely ground floor, two bedroom property in the popular Morningside area.

The property offers comfortable living and comes with a private residents parking space.

There is a spacious living/dining room with french doors which open out onto the well maintained communal gardens. The kitchen has built-in wall and floor units and integrated appliances. Both bedrooms are an excellent size and benefit from built-in mirror wardrobes. The master bedroom further benefits from an en-suite shower room. The main bathroom hosts a white three-piece suite with a mains shower over the bath. There is a huge storage cupboard in the hallway and a further smaller storage cupboard.

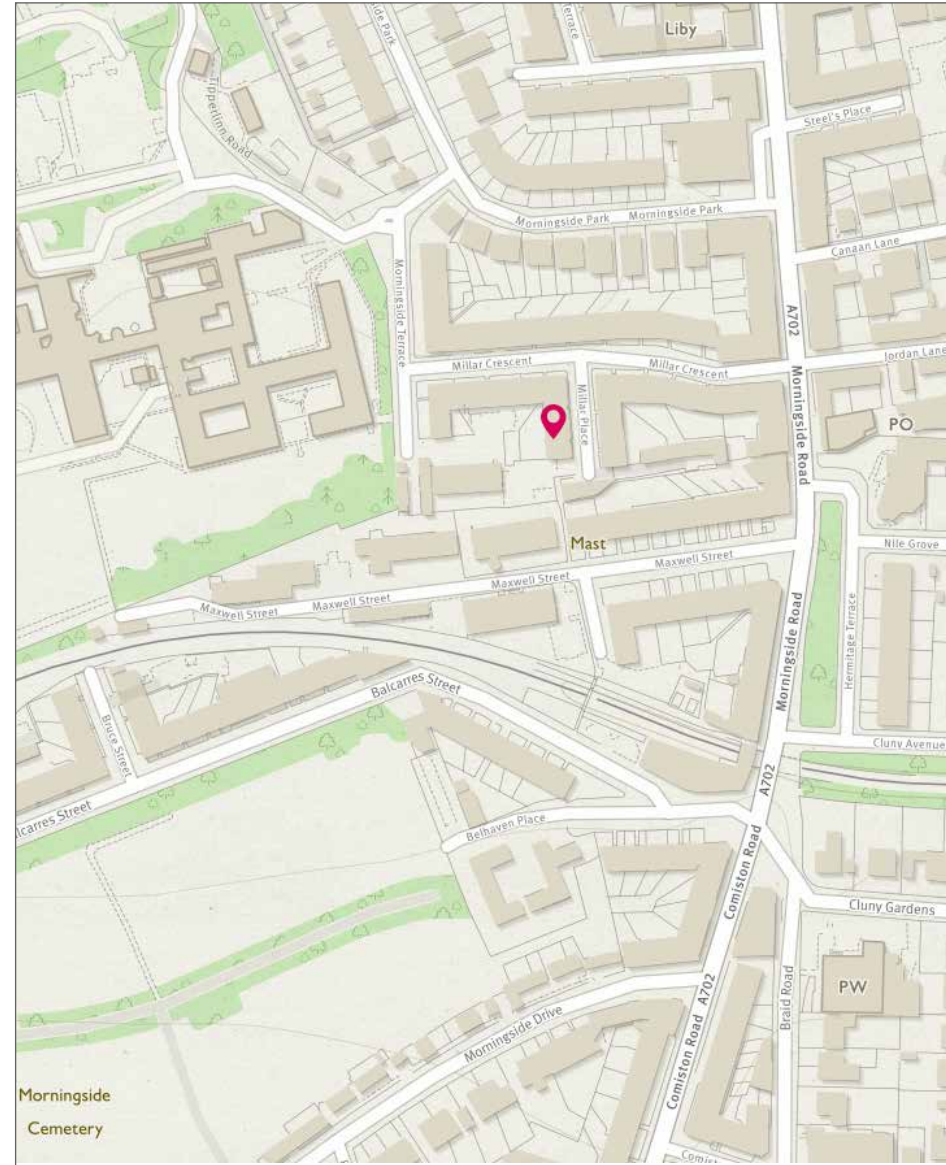
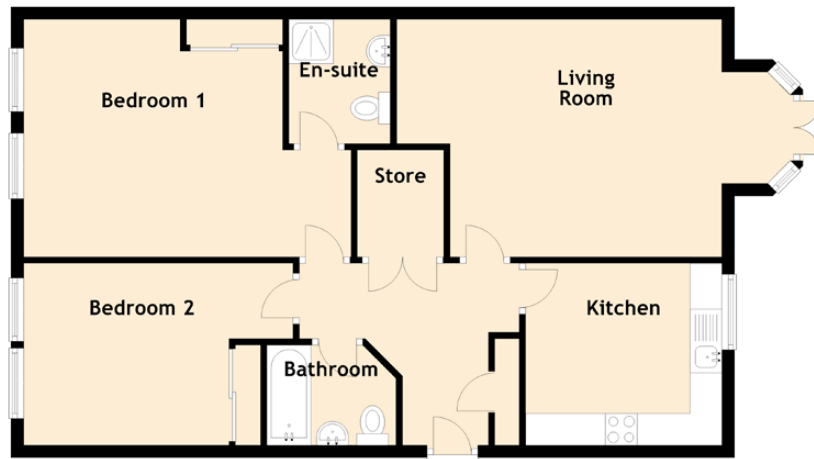
The property has gas central heating, a secure entry system, an alarm system and residents parking.



THE PROPERTY OFFERS
COMFORTABLE LIVING AND
COMES WITH A PRIVATE
RESIDENTS PARKING SPACE.



SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Living Room	6.04m (19'10") x 3.75m (12'4")
Kitchen	3.10m (10'2") x 2.64m (8'8")
Bedroom 1	4.09m (13'5") x 3.75m (12'4")
En-suite	1.96m (6'5") x 1.60m (5'3")
Bedroom 2	2.87m (9'5") x 2.00m (6'7")
Bathroom	2.04m (6'8") x 1.58m (5'2")

Gross internal floor area (m²) - 76m²

EPC Rating - C



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Tel. 0131 524 9797
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
JUDY SHIELDS
 Surveyor



Professional photography
ROSS MCBRIDE
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer