McEwan Fraser Legal
Solicitors & Estate Agents

23/9 Millar Crescent

EDINBURGH, EH10 5HN



CHARMING 2-BEDROOM TOP-FLOOR FLAT WITH ORIGINAL FEATURES AND BEAUTIFUL VIEWS



0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk







Situated on the top floor of a traditional Edinburgh tenement, this charming two-bedroom flat offers an appealing combination of period character, generous proportions and an abundance of natural light. Beautifully retained original features include intricate cornicing, a working fireplace, original floorboards and impressive sash and case windows, creating a wonderful sense of traditional Edinburgh charm. The property's elevated position also affords beautiful views, while a cupola above the communal entrance allows additional natural light to filter into the building.

The property is accessed via a nicely maintained communal entrance, with the cupola providing an attractive architectural feature and a bright welcome. Internally, a spacious hallway provides access to the accommodation and creates an immediate sense of space.

The Property

The living room is a particularly appealing feature, offering a beautiful open space with plenty of room for both relaxing and entertaining. The room retains its original intricate cornicing and traditional fireplace, which combine with the large sash and case windows to create a lovely period atmosphere. The generous windows draw in natural light and take full advantage of the property's elevated position and attractive views.









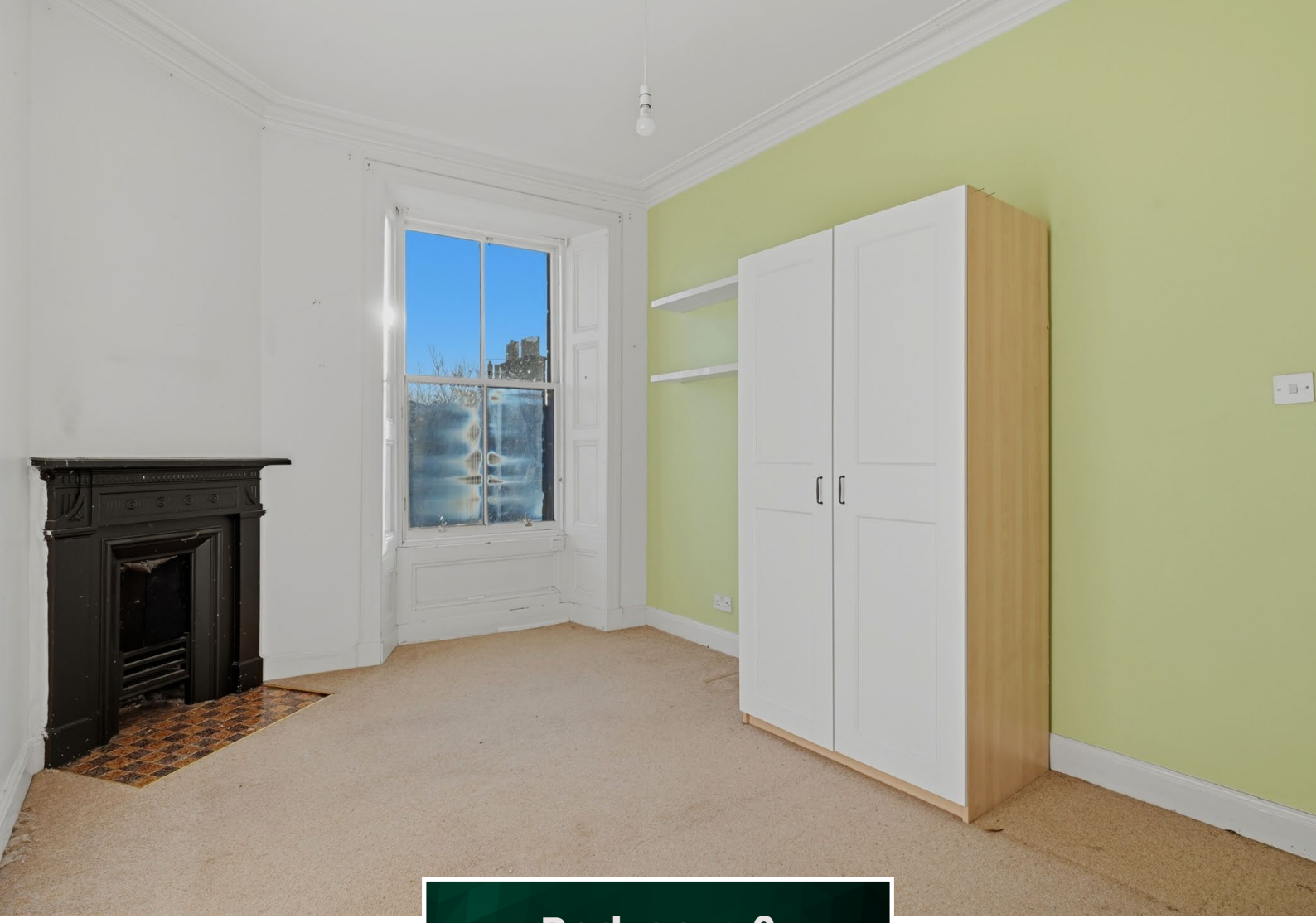
Accessed directly from the living room, the kitchen provides excellent storage, with a range of fitted units and a tiled splashback. Its convenient position makes it a practical space for everyday cooking while remaining easily accessible from the main living area.





There are two well-proportioned bedrooms, offering comfortable accommodation and flexibility for a variety of living arrangements, whether required as sleeping accommodation, a guest room or a home office.





Bedroom 2

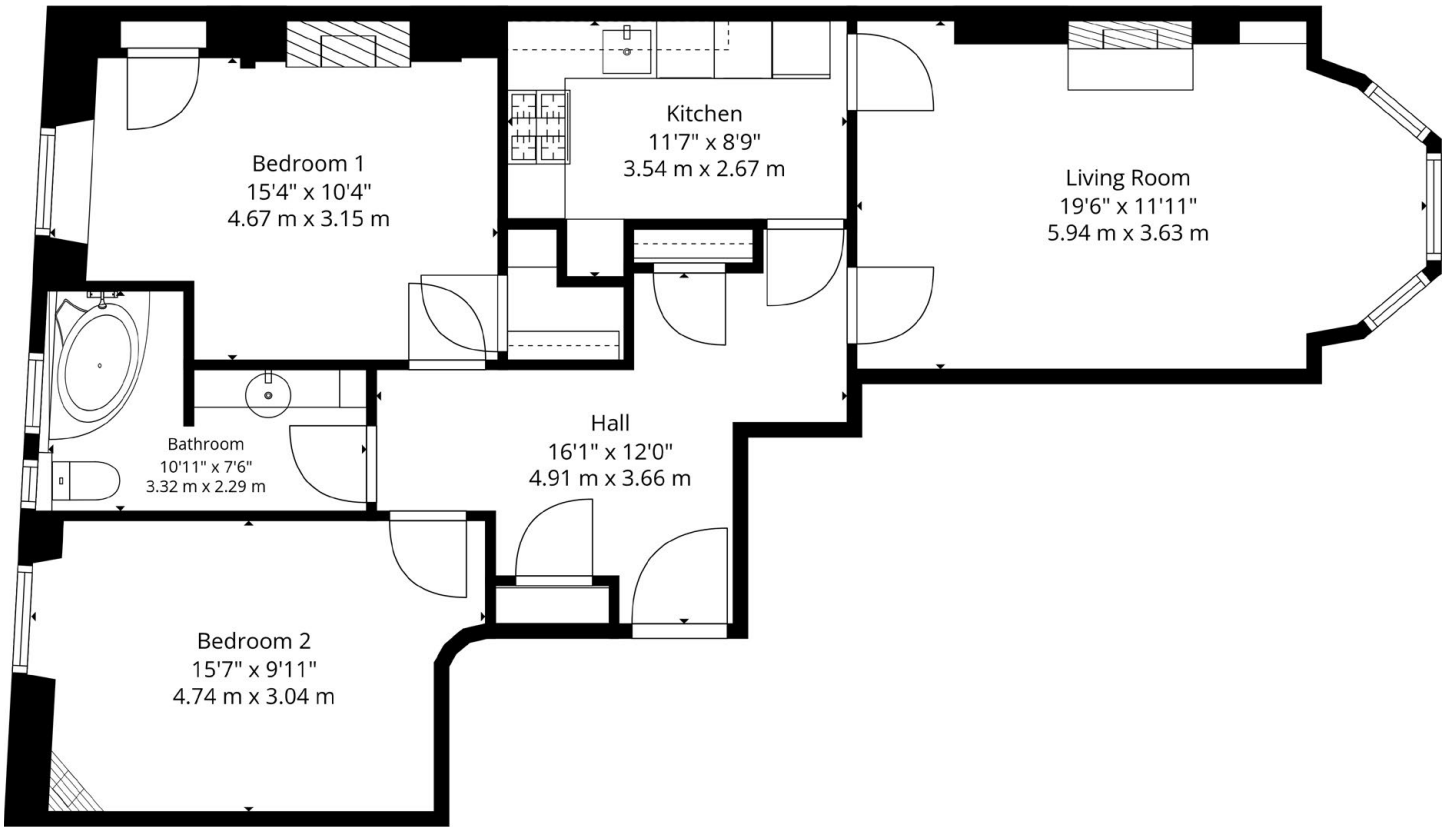




Completing the accommodation is a bright and airy bathroom, benefiting from two windows which provide excellent natural light and ventilation. The bathroom is fitted with an integrated bath and shower, offering a practical arrangement for everyday use.







Gross internal floor area (m^2): $75m^2$

EPC Rating: C

Floor Plan



Further benefits include original floorboards, a working fireplace and access to a communal garden, providing valuable outdoor space. Combining attractive period detailing, generous internal proportions and the appeal of a top-floor position, this flat offers an excellent opportunity to acquire a home with genuine Edinburgh character.









Situated in the highly regarded residential district of Morningside, to the south of Edinburgh city centre, Millar Crescent enjoys an attractive position within one of the capital's most established and sought-after neighbourhoods. The property is ideally placed for the excellent selection of independent shops, cafés, restaurants and everyday amenities found along nearby Morningside Road, creating a vibrant yet welcoming local atmosphere. Local highlights include the Dominion Cinema, a popular independent cinema, and the nearby green spaces of Morningside Park, offering opportunities for outdoor recreation. The area is well served by regular bus services providing convenient connections to the city centre and surrounding districts. There is also good road access towards the Edinburgh City Bypass, making the location particularly convenient for commuters travelling across the city and beyond. Morningside combines a strong community feel with an excellent range of local amenities and accessibility.

The Location

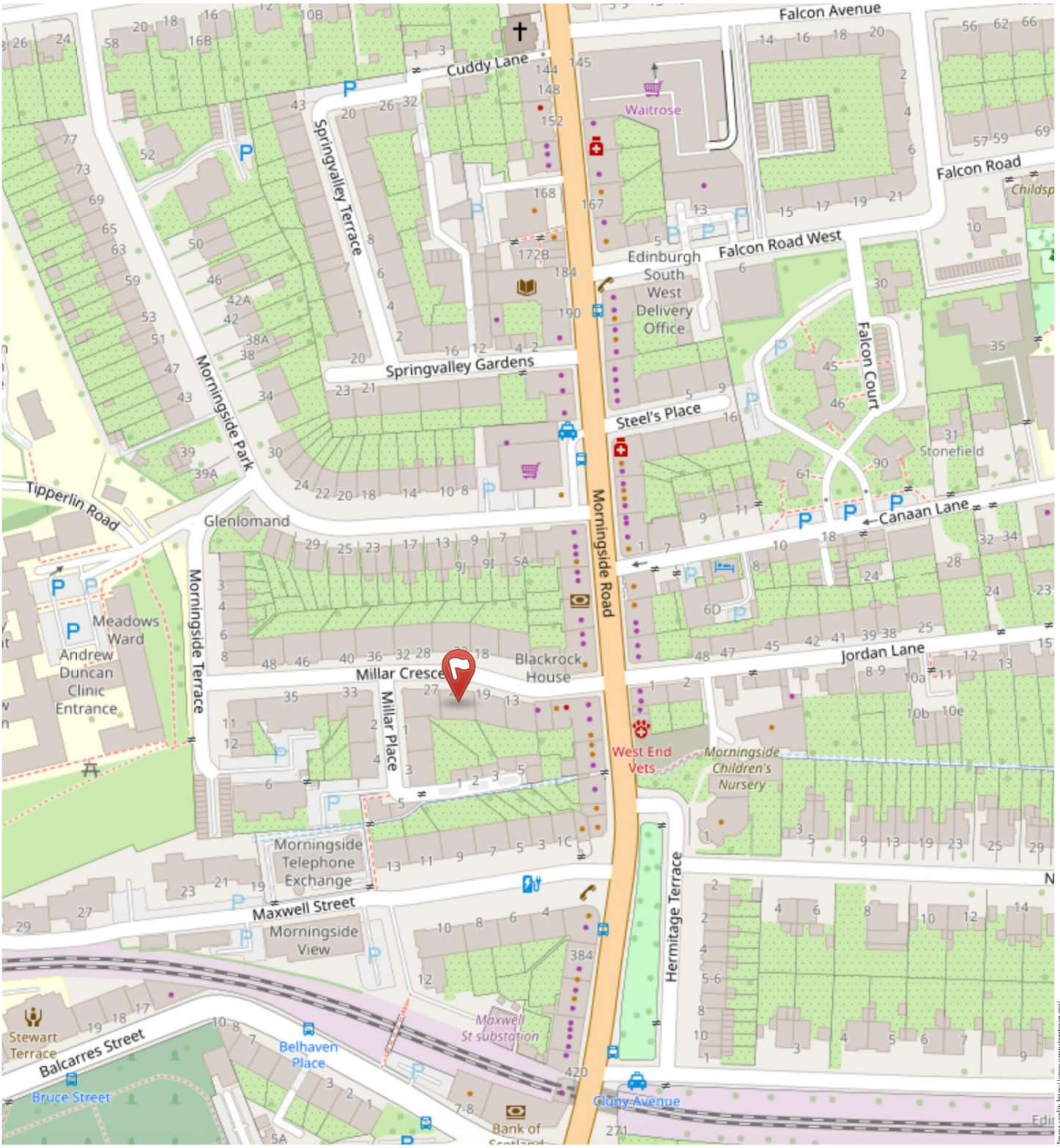


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www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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