

COULTERS<sup>®</sup>

WELCOME TO:

# SPRINGVALLEY GARDENS

12 Springvalley Gardens, Morningside, Edinburgh, EH10 4QG



## SPRINGVALLEY GARDENS AT A GLANCE:



Sought-after  
Morningside location



Newly renovated  
terraced home



Beautifully  
decorated



Swift access  
into City Centre



Parks and green  
spaces close by



Exceptional  
amenities

## EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, and fitted floor coverings. Please note that other items may be available through separate negotiation.



## A LITTLE BIT ABOUT THE PROPERTY:

Recently converted and fully renovated to the highest standards, this delightful two-bedroom terraced property is quietly situated in the heart of Edinburgh's sought-after Morningside. With a tasteful fresh design throughout comprising of stylish interiors and contemporary fixtures and fittings, it offers light accommodation over two floors. Just minutes from bustling Morningside Road, a short distance from Edinburgh City Centre, and in pristine turn-key condition, this is a wonderful opportunity not to be missed.

- Light-filled living room with an appealing décor including wood-effect flooring, a built-in cupboard, and traditional cast iron radiators.
- Bright dining kitchen adjoining the living room via three steps, with twin windows to the front, shelved press, and pendant lighting. The well-laid-out kitchen comprises handleless white wall and floor units, wood-effect worktops, and integrated appliances including a BOSCH hob and oven.
- A spacious principal double bedroom spans the first floor. Velux windows flood the space with light and it features a stylish ensuite shower room with a cast iron style towel radiator, WC, washbasin and smart mirror.
- A second elegant double bedroom with built-in wardrobes.
- Well-presented family bathroom with a cast iron style towel radiator, a wall-mounted shower over bath, WC, and washbasin.
- Storage cupboard plumbed for washer dryer, plus additional understair storage.
- All new double glazing and gas central heating.
- On-street parking.





## LOCATION, LOCATION, LOCATION:

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.

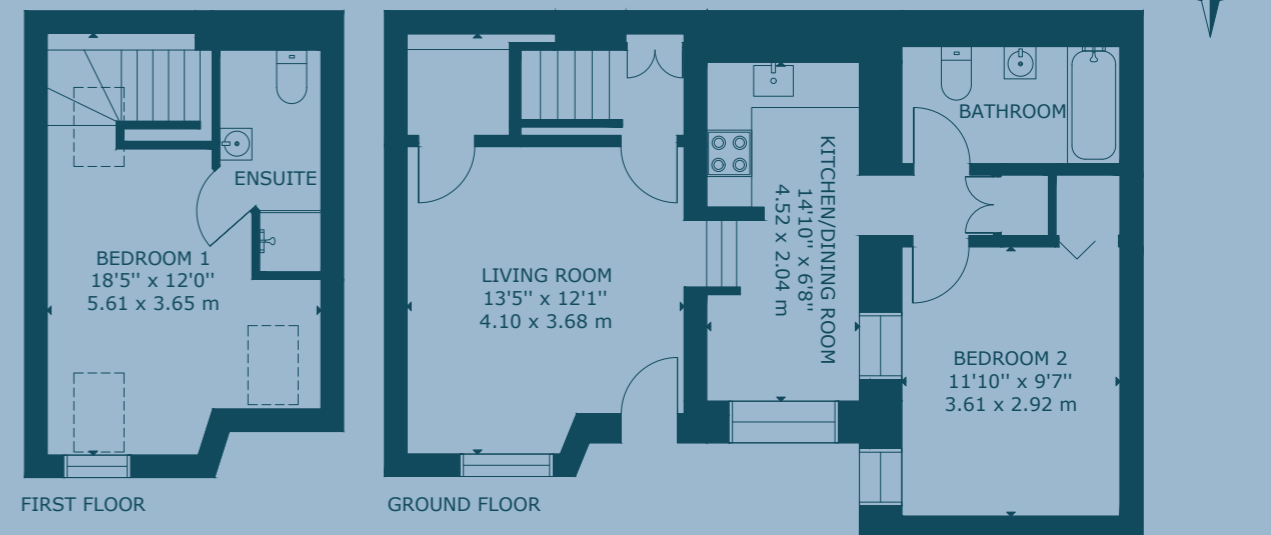
With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings 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.



## FLOOR PLAN:



12 Springvalley Gardens, Morningside, Edinburgh, EH10 4QG

Approx. Gross Internal Area

786 Sq Ft - 73 Sq M

For identification only. Not to scale.

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