



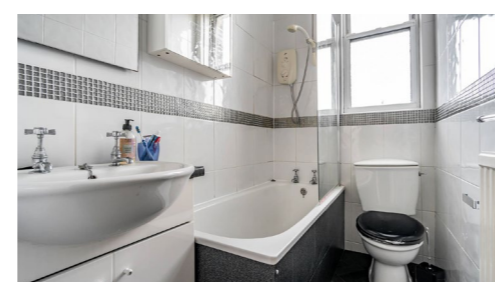
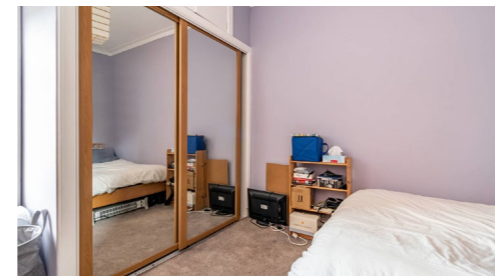
**8 (3F4) Springvalley Terrace**  
**Morningside, Edinburgh, EH10 4QA**

CALL US ON 0131 447 4747

# 8 (3F4) Springvalley Terrace, Morningside, Edinburgh, EH10 4QA

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

- Shared secured entry.
- Reception hall with storage cupboard.
- Bright and spacious living room with dining area and press shelving storage.
- Modern fitted kitchen with floor and wall-mounted units. Appliances include a four-ring gas hob with oven, washing machine and free-standing fridge/freezer.
- Good sized double bedroom with generous fitted wardrobes.
- Modern bathroom comprising bath with electric shower over, WC and wash-hand basin with wall and lower storage.
- Gas central heating.
- Double glazed sash & case windows.
- Well maintained communal garden to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A fantastic top floor flat forming part of a traditional tenement building in the highly regarded Morningside district of the city, within walking distance of an excellent range of local amenities. The property is a short journey to the south of Edinburgh City Centre and would make an ideal purchase for a first-time buyer/young couple. Quietly situated to the rear of the building.

**COUNCIL TAX BAND:** C.  
**TRAIN STATION:** APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.  
**AIRPORT:** APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN 100 METRES.

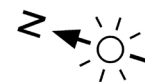
## LOCATION

Morningside is a highly respected and much sought-after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated just under 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes walk. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants, bars and there is also a cinema and theatre. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

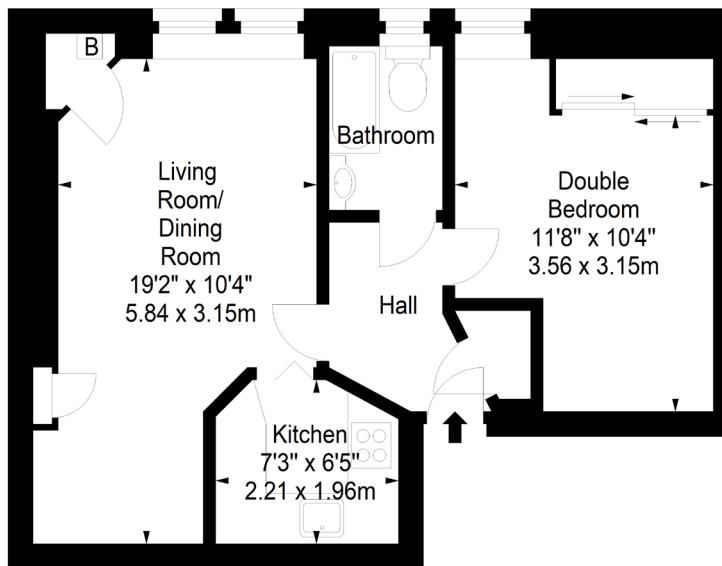
**EXTRAS:** ALL CARPETS AND FLOOR COVERINGS, LIGHT FIXTURES AND FITTINGS. APPLIANCES INCLUDE HOB AND OVEN, WASHING MACHINE AND FREE-STANDING FRIDGE/FREEZER.



Springvalley Terrace,  
Edinburgh, EH10 4QA



Approx. Gross Internal Area  
448 Sq Ft - 41.62 Sq M  
For identification only. Not to scale.  
© SquareFoot 2023



ENERGY PERFORMANCE  
CERTIFICATE RATING D

Third Floor



76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: [RESIDENTIAL.GILLESPIEMACANDREW.CO.UK](http://RESIDENTIAL.GILLESPIEMACANDREW.CO.UK)

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.