

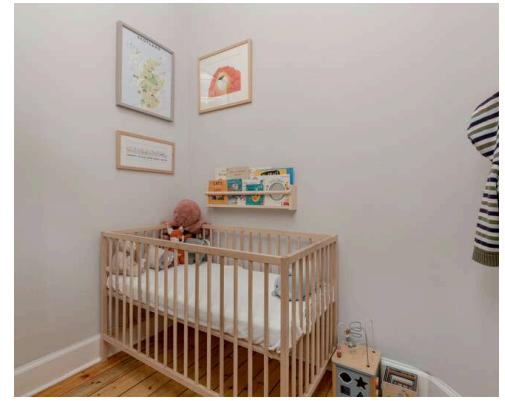
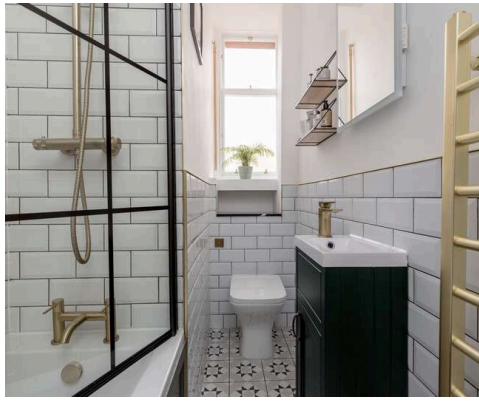
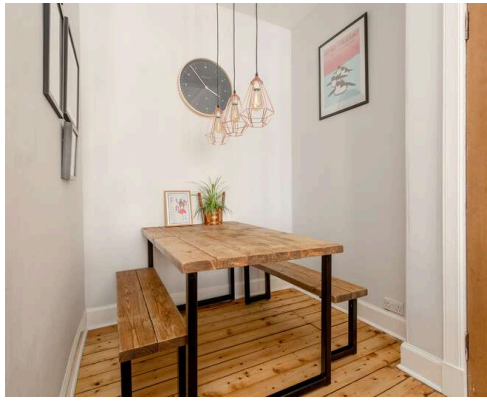
MORNINGSIDE

21 2F2 SPRINGVALLEY TERRACE
EH10 4QB



EPC RATING: C

OFFERS OVER £230,000



BEAUTIFULLY PRESENTED, BRIGHT & SPACIOUS ONE BED PLUS BOXROOM MORNINGSIDE FLAT

This amazing, stylish second floor flat would make a perfect property for first time buyers or investors. Located in a quiet cul de sac, only minutes from all the buzz of Morningside and excellent transport links.

VIEWING

Sundays 2 - 4pm or by appointment tel. Jardine Phillips on 0131 446 6850

PROPERTY DESCRIPTION

- Hallway with handy coats cupboard
- Spacious bay windowed sitting room with dining recess, storage cupboards and feature open fireplace with stylish blue tiling
- Separate kitchen fitted with a good range of base & tall wall units and appliances
- Boxroom currently used as a nursery but could equally be used as a study for working from home or an occasional second bedroom
- Larger than usual master bedroom
- Newly updated bathroom with subway tiles on the walls &

patterned floor tiles, bath with shower over from the mains, vanity sink unit, wc, trendy brass taps, heated towel rail and inset shelving

- Lots of period features throughout including fireplace, updated sash & case windows, stripped wooden doors & flooring
- Gas central heating from combi boiler fitted 2020
- Residents' permit parking
- Well maintained communal west facing garden

AREA

Morningside is a very popular area in the south of the city which offers an excellent range of supermarkets, independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is excellent and the property is in the catchment for Bruntsfield & St Peter's primary schools and Boroughmuir High School, with walking distance to George Watson's. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema, Church Hill Theatre, with a range of gyms/leisure facilities a short drive away. The flat is also well placed for lots of walks and open spaces

including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, hob, oven & washing machine are included in the sale.

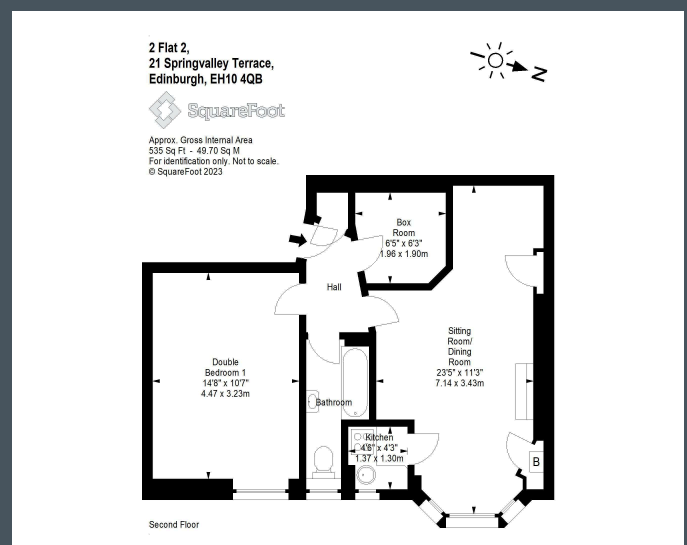
HOME REPORT VALUATION

£240,000

Sitting/dining room	23'5 x 11'3 (7.14 x 3.43m)
Kitchen	4'6 x 4'3 (1.37 x 1.30m)
Bedroom 1	14'8 x 10'7 (4.47 x 3.23m)

Contact:

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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

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