



11 1F3 Springvalley Gardens,
Morningside, Edinburgh, EH10 4QF

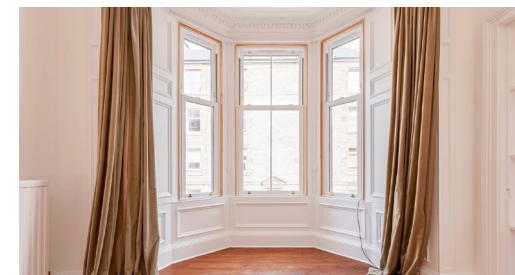
CALL US ON 0131 447 4747

11 1F3

Springvalley Gardens, Morningside, Edinburgh, EH10 4QF

For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Attractive bay windowed living room with feature fire.
- Boxroom/study
- Dining kitchen with appliances.
- Feature fireplace.
- Storage within kitchen.
- Utility room housing the automatic washing machine.
- Good sized double bedroom with feature fireplace.
- Freshly presented bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Communal garden to rear.
- Permit & metered parking.



GENERAL DESCRIPTION

A spacious first floor flat part of a traditional tenement building in the much sought after and highly desirable Morningside district within walking distance of an excellent range of local amenities and a short journey from the south of the City Centre. The property would be suitable for a professional person/couple or perhaps for letting purposes and the accommodation comprises:-

AMENITIES:

COUNCIL TAX BAND:

TRAIN STATION:

AIRPORT:

BUSES:

C.

APPROXIMATELY 1.7 MILES TO HAYMARKET TRAIN STATION.

APPROXIMATELY 11.2 MILES TO EDINBURGH AIRPORT.

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 over one mile south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Bruntsfield is also close by and can be reached in minutes on foot. 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 few 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, Bruntsfield links, 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 FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS AND POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREESTANDING FRIDGE/FREEZER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS.

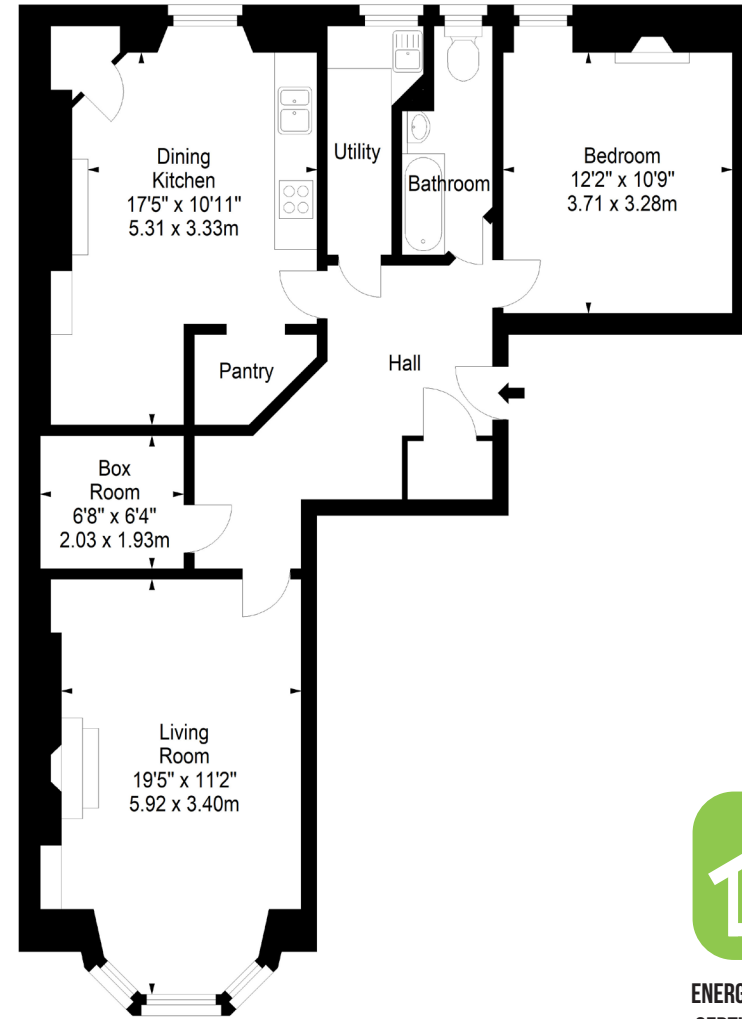




Springvalley Gardens,
Edinburgh,
Midlothian, EH10 4QF



Approx. Gross Internal Area
856 Sq Ft - 79.52 Sq M
For identification only. Not to scale.
© SquareFoot 2023



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING C

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

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.