



26 (3F2) Springvalley Terrace
Morningside, Edinburgh, EH10 4PY



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Springvalley Terrace

Attractively presented, well proportioned yet easily manageable top floor flat which occupies a quiet cul-de-sac position and a leafy outlook, just off Morningside Road with its eclectic mix of amenities and facilities.

- Charming third floor flat
- Well-kept shared stairwell w/secure entryphone system
- Welcoming hallway
- Bay windowed lounge/dining room
- Well appointed kitchen
- Double bedroom w/built-in wardrobes
- Three-piece bathroom
- Gas central heating
- Shared garden
- Zoned permit parking



Home Report: £225,000

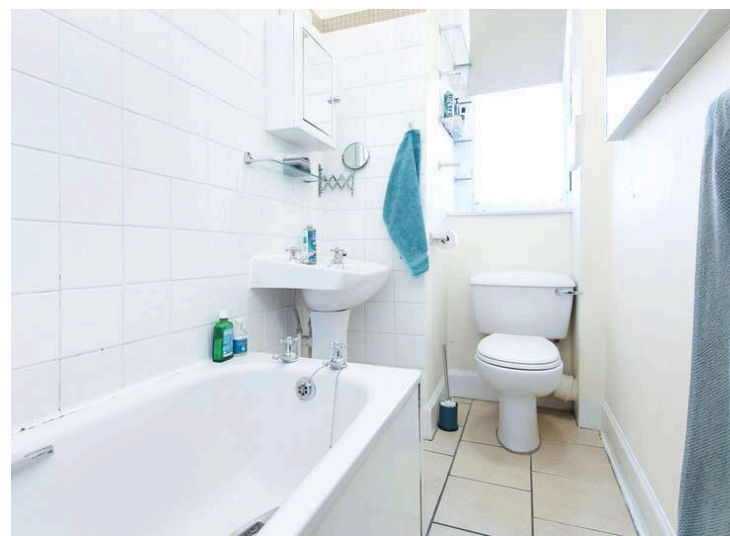
EPC Rating:D

The flat is entered off a well-kept common stairway with security entryphone system and boasts accommodation comprising entrance hall, spacious lounge/dining room with bay window, fitted kitchen, double bedroom with built-in wardrobes and bathroom with shower.

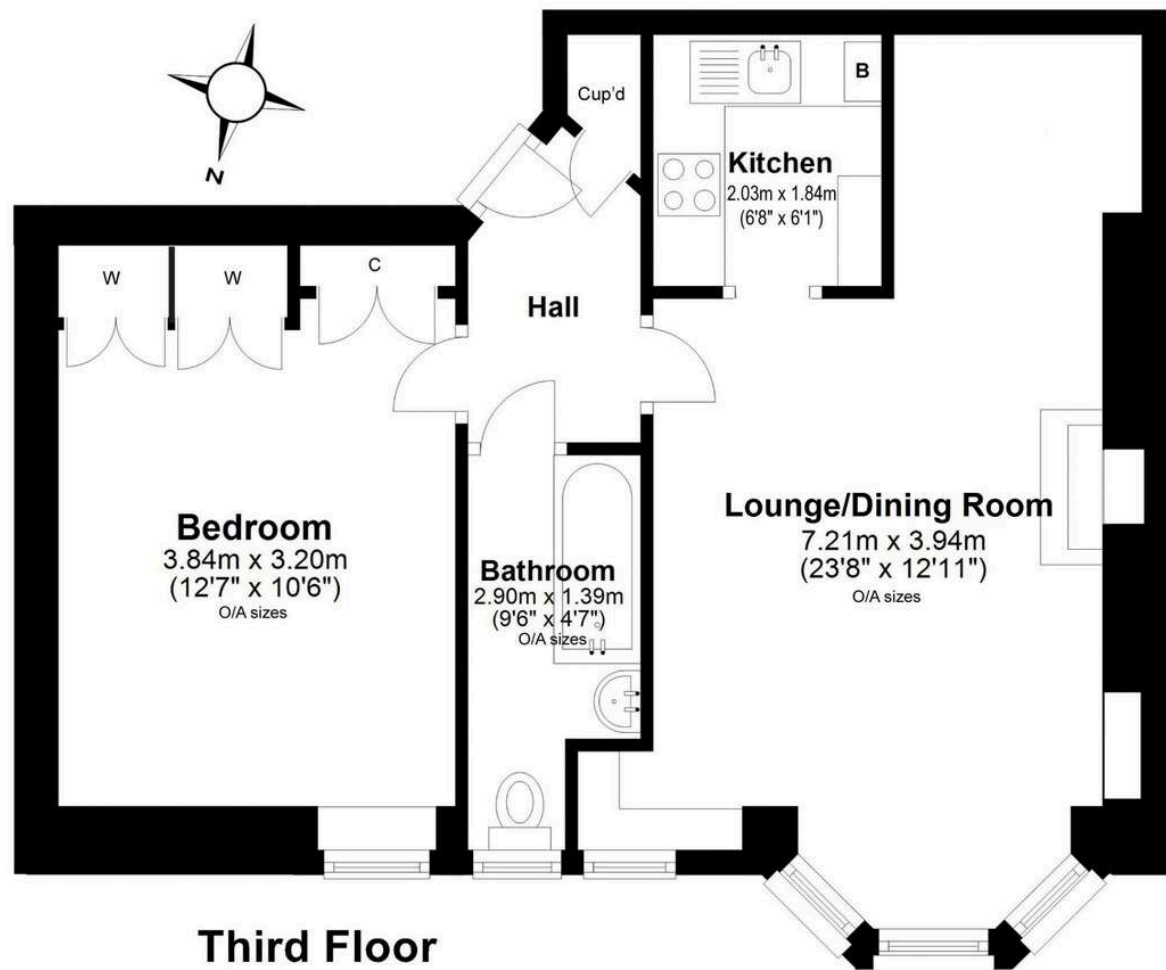
It enjoys the benefit of gas central heating with a combination boiler, the use of a south-facing shared garden to the rear and zoned permit parking on Springvalley Terrace itself.

It is anticipated that this home will prove to be of particular interest to perhaps the first-time buyer, professional couple or investor and early viewing is highly recommended to fully appreciate what is on offer.

Extras: To include all fitted floor coverings and fitted carpets; light fixtures; curtains and blinds; oven; hob; extractor hood; fridge; freezer; and washing machine in the sale. Items of furniture may also be available if desired.



Morningside offers boutiques, supermarkets (including Waitrose and M&S) and a thriving coffee scene with numerous cafes and independent coffee shops. A luxury cinema and a choice of theatres provide entertainment, alongside a host of restaurants. Pentland Hills is just a short drive away and there are lovely walks to be enjoyed at Braidburn Valley Park and Blackford Hill. The surrounding area is home to some fantastic golf courses, including Merchants of Edinburgh Golf Club and Braid Hills Golf Course. Morningside offers fast and convenient commuting, with transport links including the nearby City Bypass and regular buses running to and around the city centre.



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