

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

21 2F1 SPRINGVALLEY GARDENS
EH10 4QF



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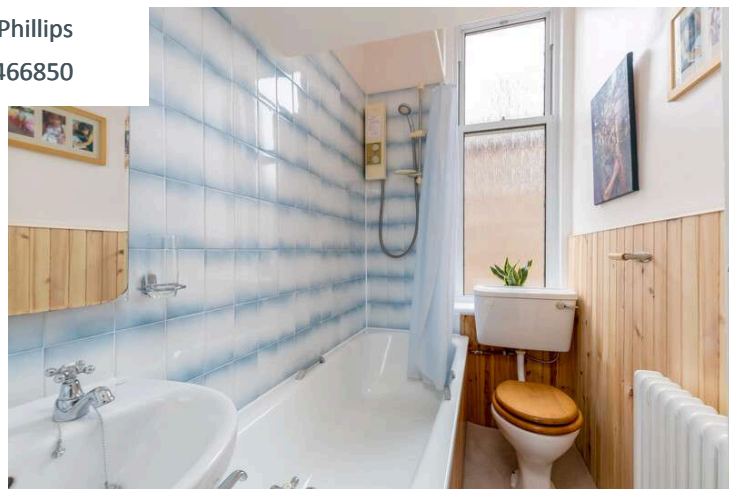
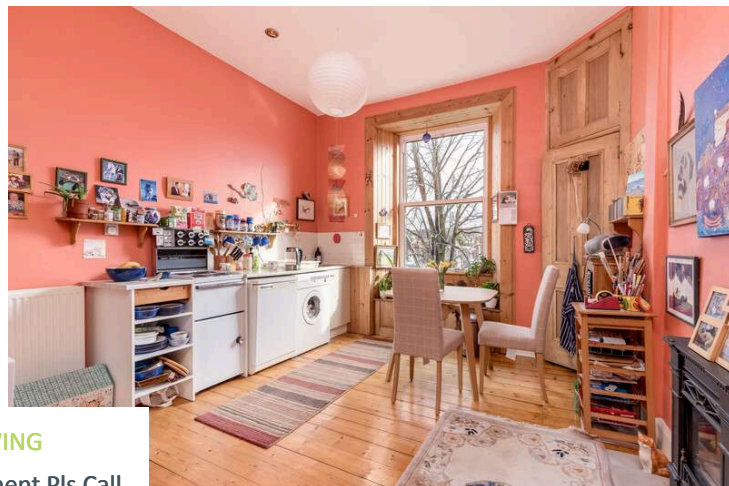
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EPC RATING: C

OFFERS OVER £300,000

PROPERTY DESCRIPTION

- Wide hallway with three large storage cupboards
- Bay windowed sitting room includes feature fireplace with real flame gas fire & Edinburgh press
- Spacious south facing kitchen with stunning views to the Pentland Hills, a real flame gas fires & plenty of space for the kitchen units, appliances, dining table & chairs. Potential for extra office/dining area in dining recess
- Generously proportioned double bedroom to the front
- Boxroom currently used as a single bedroom with windows into the kitchen & hallway, could easily be used as a home study/ office
- Recently redecorated bathroom with 3 piece suite including over-bath electric shower
- Gas fired central heating & boiler located in the kitchen serviced annually
- Double glazed windows
- A wealth of period features including cornicing, stripped kitchen floor & internal doors
- Well maintained communal hallway & stair, accessed via buzzer entry phone system. Sunny rear communal garden with well kept lawn, pots & flower borders
- Residents' permit parking in the street



VIEWING

By Appointment Pls Call

Jardine Phillips

0131 4466850



LARGE ONE BED PLUS BOXROOM SECOND FLOOR FLAT IN DESIRABLE LOCATION WITH OUTSTANDING VIEWS

With all the wonderful amenities of Morningside on your doorstep, this attractive, spacious one bed plus boxroom flat also offers a bright kitchen/dining area overlooking the Pentland Hills, a cosy bay windowed sitting room & a recently refurbished bathroom. The kitchen requires some updating and the flat has the potential to convert to a two bed, with the added bonus of a beautifully maintained, south facing communal garden. Ideal for professionals or a young family, being in the catchment for excellent schools.

AREA

Morningside, in the south of the city, is one of Edinburgh's most sought after residential areas. There is an extensive variety of independent retailers, coffee shops, speciality food stores and supermarkets (inc Waitrose and M&S 'Simply Food'). There is a selection of bars & restaurants both in Morningside and nearby Bruntsfield. The property is within walking distance of Bruntsfield & St Peter's primary schools, Boroughmuir High School and George Watson's College. There are excellent amenities with a few minutes' walk, including the public library, the popular independent Dominion Cinema & Church Hill Theatre, together with a range of gyms/leisure facilities. The flat is also well placed for local walks to open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, the Union canal, 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

Electric cooker, undercounter fridge, washing machine & all light fittings (except double bedroom) are included in the sale.

HOME REPORT VALUATION

£310,000

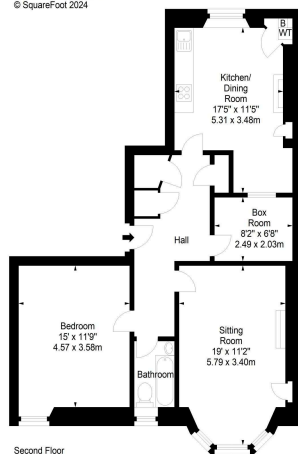


Sitting room	19' x 11'2 (5.79 x 3.40m)
Kitchen/dining room	17'5 x 11'5 (5.31 x 3.48m)
Bedroom 1	15' x 11'9 (4.57 x 3.58m)
Boxroom	8'2 x 6'8 (2.49 x 2.03m)

Springvalley Gardens,
Edinburgh,
Midlothian, EH10 4QF



Approx. Gross Internal Area
835 Sq Ft - 77.57 Sq M
For identification only. Not to scale.
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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.

