



**MORNINGSIDE**  
2 SPRINGVALLEY GARDENS  
EH10 4QG



1



1



1

**EPC RATING: E**

**FIXED PRICE £200,000**



## TRULY CHARMING ONE BED PERIOD COTTAGE IN CENTRAL MORNSIDE LOCATION WITH EXCELLENT POTENTIAL TO EXTEND

This wonderful traditional cutesy cottage would make a brilliant home for downsizers, first time buyers or a student wanting their own space. Well maintained and ready to move into, with the added bonus of a stunning, sunny communal garden. The house also has the potential to extend into the loft space as others have done in the row (subject to the usual consents). Minutes from all the amazing shopping, amenities and transport facilities of prestigious Morningside, providing a great lifestyle experience.

### VIEWING

Sun 2-4pm or pls call 0131 4466850

#### PROPERTY DESCRIPTION

- Vestibule area with space to hang coats
- Spacious bright living room with double height ceilings, shelving & Edinburgh press
- Kitchen overlooking the rear garden with good range of wooden units & appliances
- Bedroom quietly located to the rear with built in platform bed with space for storage underneath, handy fold down desk under the window and high level shelving - the room does fit a regular double bed though

- Shower room with large walk-in shower, sink & wc
- Gas central heating with new combi gas boiler fitted 2024
- Well maintained, communal rear garden accessed via a locked gate to the side of the cottage with large lawn, trees and lots of space to entertain & relax
- Residents' permit parking in the street

#### AREA

Morningside is a very prestigious area in the south of the city which offers a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are a good range of gyms/leisure facilities and golf courses a short drive away. The cottage 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.

Napier, Edinburgh & Heriot Watt Universities are all an easy commute away. 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

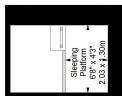
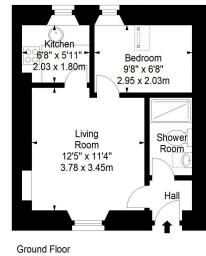
The blinds/curtains, light fittings, platform bed, electric hob, combi oven, microwave, undercounter integrated fridge & washing machine are included in the sale.

#### HOME REPORT VALUATION

£200,000

Living room	12'5 x 11'4 (3.78 x 3.45m)
Kitchen	6'8 x 5'11 (2.03 x 1.80m)
Bedroom	9'8 x 6'8 (2.95 x 2.03m)

Springvalley Gardens,  
Edinburgh,  
Midlothian, EH10 4QG  
 SquareFoot  
Approx. Gross Internal Area  
312 Sq Ft - 28.98 Sq M  
Sleeping Platform  
Approx. Gross Internal Area  
20 Sq Ft - 2.03 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



#### Contact:

205 Morningside Road Edinburgh EH10 4QP  
T • 0131 446 6850 E • [info@jardinephillips.com](mailto:info@jardinephillips.com)  
F • 0131 446 6859 DX 503238 ED64

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.