



20 1F3 Springvalley Gardens,
Morningside, Edinburgh, EH10 4QE

CALL US ON 0131 447 4747

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

- Shared secure entry.
- Reception hall with excellent storage.
- Further high level storage area.
- Well-presented corner bay window living room featuring a wood burning stove.
- Spacious dining kitchen with breakfast bar, double porcelain sink & clothes pulley
- Larder storage cupboard.
- Good sized double bedroom.
- Single bedroom.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Communal gardens to the rear.
- Permit & metered parking.



GENERAL DESCRIPTION

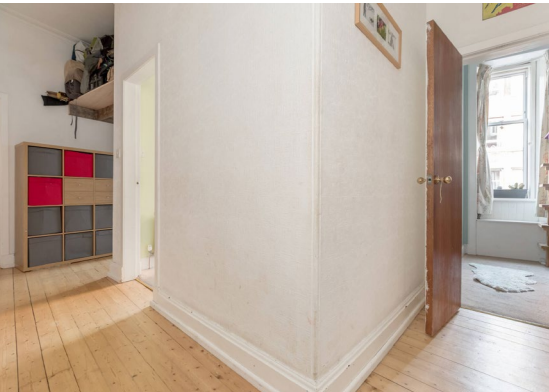
Attractive first floor flat part of a traditional tenement building in the much sought after Morningside district of the city, within walking distance of a wide range of local amenities and a short journey to the south of Edinburgh City Centre. The property would make an ideal purchase for a professional person or couple.

LOCATION

Morningside is a very prestigious area in the south of the city which offer a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well renowned and the property is in the catchment for Bruntisfield & St Peters Primary Schools and Boroughmuir High School, while is only a few minutes' walk to George Watsons. There are superb amenities on your doorstep, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are also a good range of gyms/leisure facilities and golf courses a short drive away. The flat is also well placed for lots of walks and open spaces including Bruntisfield 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 from the main roads, and out of town to the city bypass and the motorway network beyond.

COUNCIL TAX BAND: D.
TRAIN STATION: APPROXIMATELY 2 MILES TO HAYMARKET TRAIN STATION.
AIRPORT: APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.
BUSES: WITHIN 100 METRES.

EXTRAS:
ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, SOME CURTAINS (NOT BEDROOMS) AND POLES. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD AND DISHWASHER.



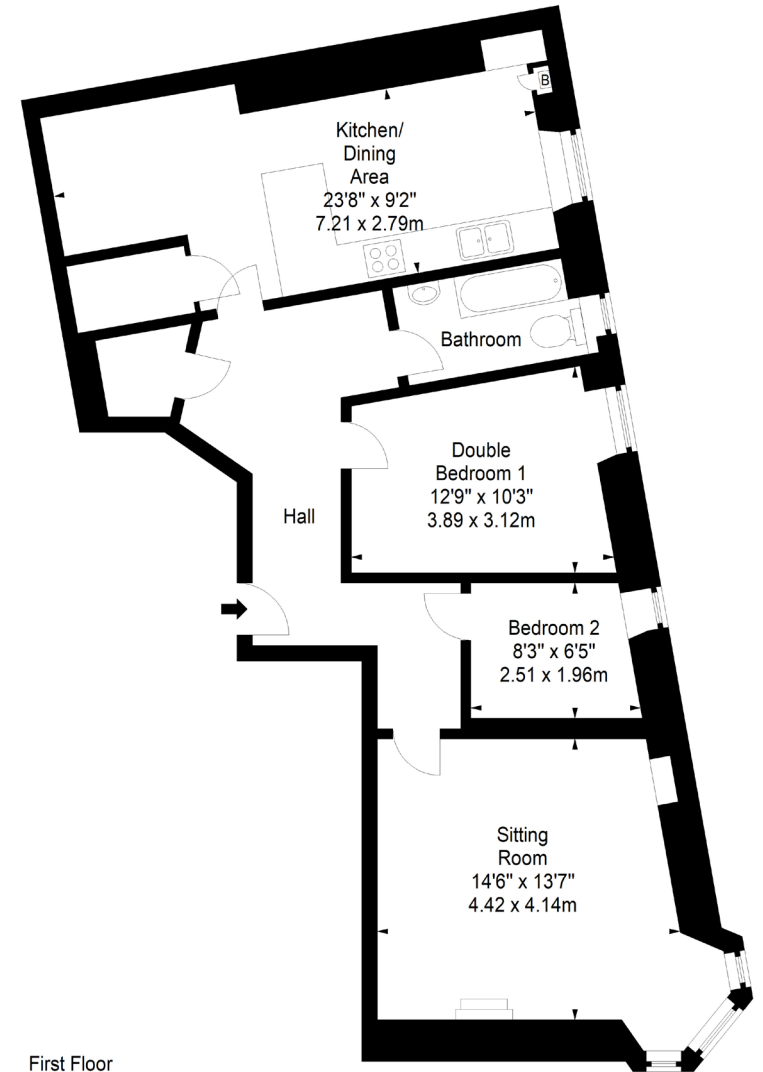


**ENERGY PERFORMANCE
CERTIFICATE RATING C**

**Springvalley Gardens,
Edinburgh,
Midlothian, EH10 4QE**



Approx. Gross Internal Area
832 Sq Ft - 77.29 Sq M
For identification only. Not to scale.
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First Floor

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

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](https://www.gillespiemacandrew.co.uk/properties)

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