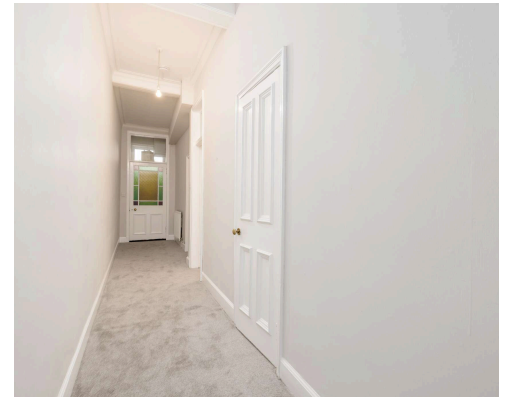


MORNINGSIDE
43 SPRINGVALLEY TERRACE
EH10 4PZ



EPC RATING: C

OFFERS OVER £240,000



FRESHLY DECORATED ONE BED PLUS BOXROOM MAINDOOR FLAT IN CENTRAL MORNINGSIDE

This beautifully presented maindoor flat has new carpets and has been recently redecorated, making it ready to move into. Quietly located in this cul de sac, minutes from all the amenities, shops, cafes, bars & restaurants and excellent transport links into the city centre. Ideal for first time buyers or downsizers.

VIEWING

Sun 2-4 or pls call 0131 4466850

PROPERTY DESCRIPTION

- Vestibule with stained glass windowed door, leading to a long hallway with storage
- Bay windowed sitting room with lots of storage, overlooking the gardens to the rear, leading to
- Kitchen with range of fitted units & appliances
- Boxroom, perfect for working from home & storage
- Spacious bay windowed bedroom with Edinburgh press and open shelving
- Bathroom with bath with mains shower over, sink & wc
- Gas central heating from condensing combi boiler located in the sitting room
- Double glazed windows
- Private front garden and access to communal rear gardens
- Residents' permit parking

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, speciality food stores, coffee shops, bars & restaurants. Local schooling is well renowned and the property is in the catchment for Bruntsfield & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses a short drive away. The flat 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. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

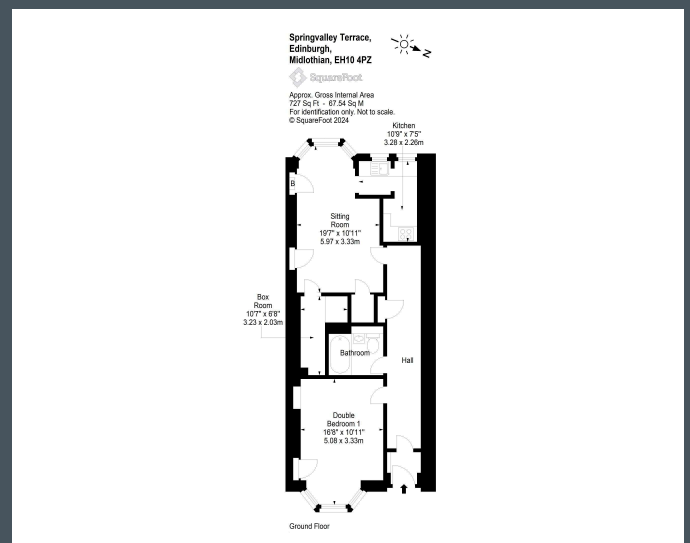
EXTRAS

The blinds/curtains, light fittings, electric hob, oven, freestanding fridge freezer & washing machine are included in the sale.

HOME REPORT VALUATION

£250,000

Sitting room	19'7 x 10'11 (5.97 x 3.33m)
Kitchen	10'9 x 7'5 (3.28 x 2.26m)
Boxroom	10'7 x 6'8 (3.23 x 2.03m)
Bedroom 1	16'8 x 10'11 (5.08 x 3.33m)



Contact:

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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.

