



25 Springvalley Terrace, Edinburgh, EH10 4PZ



## Welcome

Welcome to Springvalley Terrace, this fabulous one bedroom, main door flat forms part of a traditional tenement building, retaining many period features along with a private garden to the front. The property offers bright and spacious accommodation and makes an ideal buy for first time buyers, downsizers or indeed for investors. The property is conveniently located in the sought after Morningside area of Edinburgh lying south of the City Centre, close to an abundance of local amenities, shops, bars and restaurants along with swift transport links. Presented to the market in excellent order throughout, we would recommend an early viewing

- Entrance vestibule.
- Welcoming reception hallway.
- Front facing living room.
- Breakfasting kitchen equipped with a range of wall and base units along with integrated appliances.
- Utility area.
- Impressive rear facing double bedroom with small home office area off.
- Modern bathroom comprising WC, wash hand basin, shower unit and ladder radiator.
- Gas central heating.
- Double glazing.
- Private garden to the front.
- Shared rear garden, access via No 19.
- Residents permit and metered parking available.

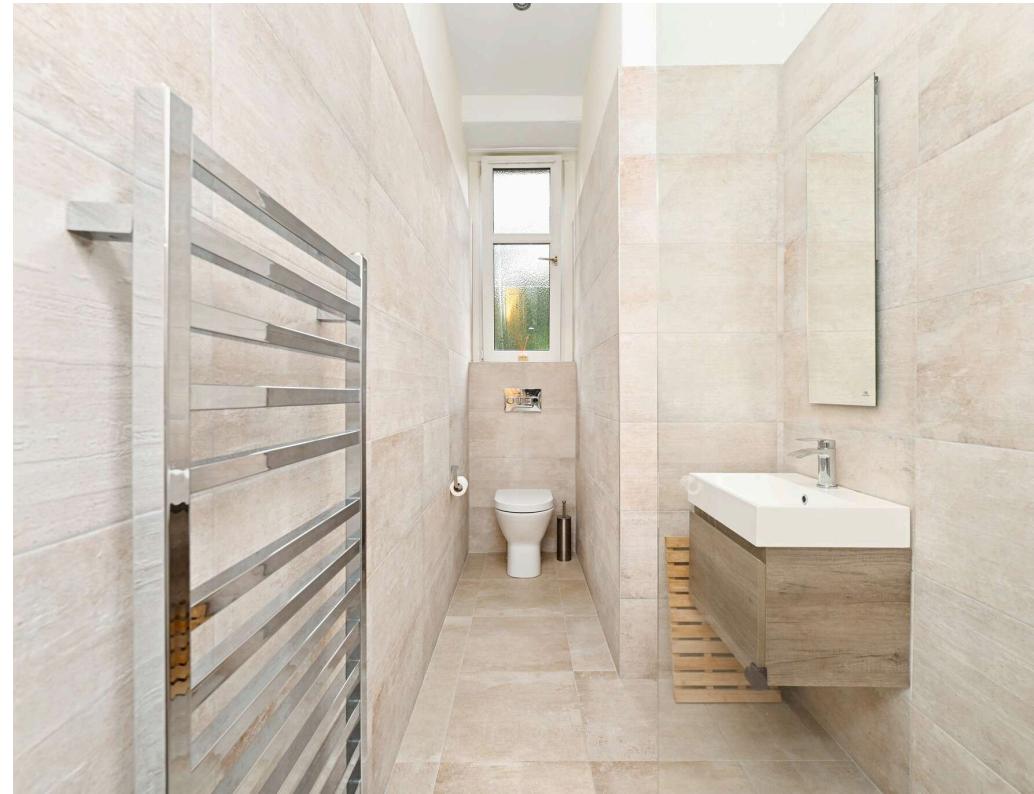


## Morningside

Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

## Extras

The integrated kitchen appliances, the Bosch dishwasher, Candy washing machine, blinds and fitted floor coverings are included.



# Get in touch

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 0131 240 3818

## Property Hub:

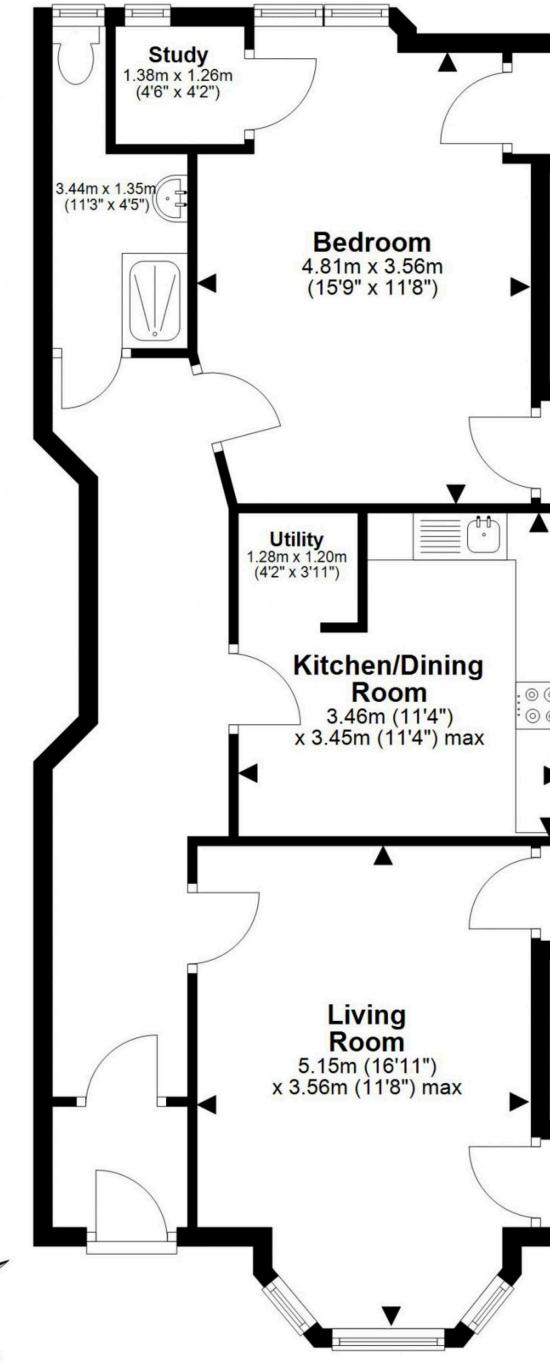
25-27 High Street, Dalkeith  
EH22 1JB

## Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



**Disclaimer:** Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.