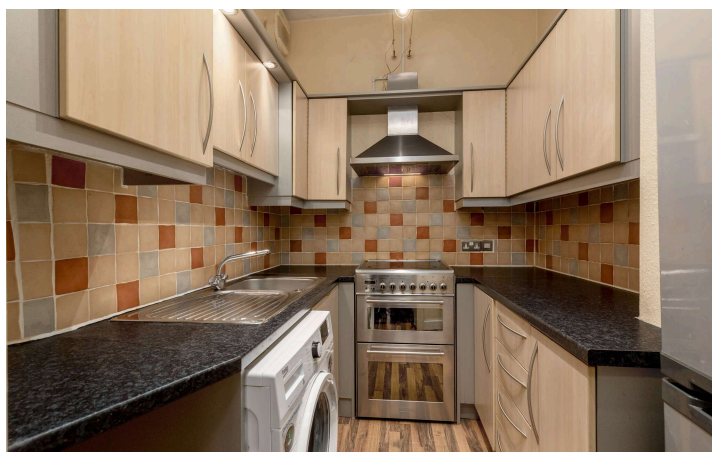


MORNINGSIDE

21 2F4 SPRINGVALLEY TERRACE  
EH10 4QB



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EPC RATING: D

OFFERS OVER £240,000





## WELL PRESENTED TWO BED SECOND FLOOR FLAT IN PRESTIGIOUS MORNINGSID

Located in this quiet enclave, minutes from all the hustle & bustle of Morningside, is this superb two bed tenement flat - perfect for first time buyers, young professionals or downsizers. With great accommodation including a spacious bay windowed sitting/dining room with far reaching views, fully fitted kitchen off, good sized double bedroom, a further single bedroom and a modern bathroom, amazing amenities a stone's throw away, access to numerous bus services into & out of the city centre and in the catchment for excellent schools all goes to make this a wonderful property for any buyer.

### VIEWING

By app pls call 0131 4466850

### PROPERTY DESCRIPTION

- Hallway with cupboard housing the hot water tank
- Bright west facing bay windowed sitting/dining room with storage cupboard and tree top views
- Fully fitted kitchen with great range of light wood units & appliances
- Large principal double bedroom with fitted storage cupboard
- Second single bedroom with twin windows & fitted storage cupboard
- Modern bathroom with bath with electric shower over, sink & wc
- Gas fired central heating from boiler located in the former fireplace recess in bedroom, together with hot water storage tank
- Upvc framed double glazed windows
- Stripped wooden doors, new flooring in most areas & freshly decorated
- Communal rear garden with expansive lawned area
- Residents' permit parking in the street
- Well maintained stair - £25 per annum for gardening & £35 per quarter for stair cleaning

### 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), speciality food stores, independent retailers, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment Brunsfield & 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. 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 Brunsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just around the corner. 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, freestanding cooker, cooker hood, freestanding fridge freezer and washing machine are included in the sale.

### HOME REPORT VALUATION

£250,000

|                     |                            |
|---------------------|----------------------------|
| Sitting/dining room | 16'6 x 11'7 (5.03 x 3.53m) |
| Kitchen             | 8'2 x 6'6 (2.49 x 1.98m)   |
| Bedroom 1           | 14'10 x 8'9 (4.52 x 2.67m) |
| Bedroom 2           | 11' x 7'6 (3.35 x 2.29m)   |

### Contact:

205 Morningside Road Edinburgh EH10 4QP

T • 0131 446 6850 E • [info@jardinephillips.com](mailto:info@jardinephillips.com)

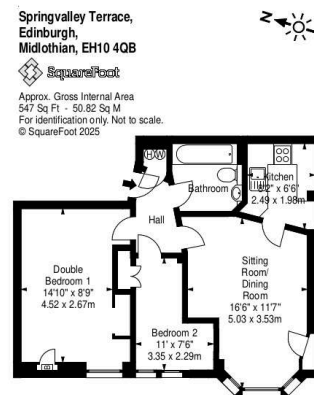
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without 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.



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