



13 1f2 Springvalley Terrace,  
Morningside, Edinburgh, EH10 4QB.

CALL US ON 0131 447 4747

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For price and viewing information please visit [gillespiemacandrew.co.uk/properties](http://gillespiemacandrew.co.uk/properties) or call 0131 447 4747

- Shared secure entry.
- Reception hall with storage.
- Generously proportioned living room/dining area with bay window.
- Utility room off.
- Kitchen with appliances.
- Good-sized double bedroom overlooking front of property.
- Bathroom with shower.
- Original features.
- Gas central heating.
- Double glazing.
- Communal gardens to rear.
- Permit & metered parking.



## GENERAL DESCRIPTION

A first-floor flat part of a traditional tenement building in the highly regarded Morningside district of the city, within walking distance of an excellent range of local amenities and a short journey to south of Edinburgh City Centre. The property would make an ideal purchase for a first-time buyer/young couple

## LOCATION

Springvalley Terrace is situated in one of Edinburgh's prime residential districts, Morningside, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants, bars and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Craiglockhart Hill, Bruntsfield Links and The Meadows; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and north to the Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity, and Edinburgh University campuses are within easy reach by bus or car

COUNCIL TAX BAND C.  
TRAIN STATION APPROXIMATELY 1.8 MILES TO HAYMARKET TRAIN STATION.  
AIRPORT APPROXIMATELY 11.1 MILES TO EDINBURGH AIRPORT.  
BUSES WITHIN 100 METRES.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE AND THE FREEZER AND AUTOMATIC WASHING MACHINE WITHIN THE UTILITY ROOM. ALL FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.

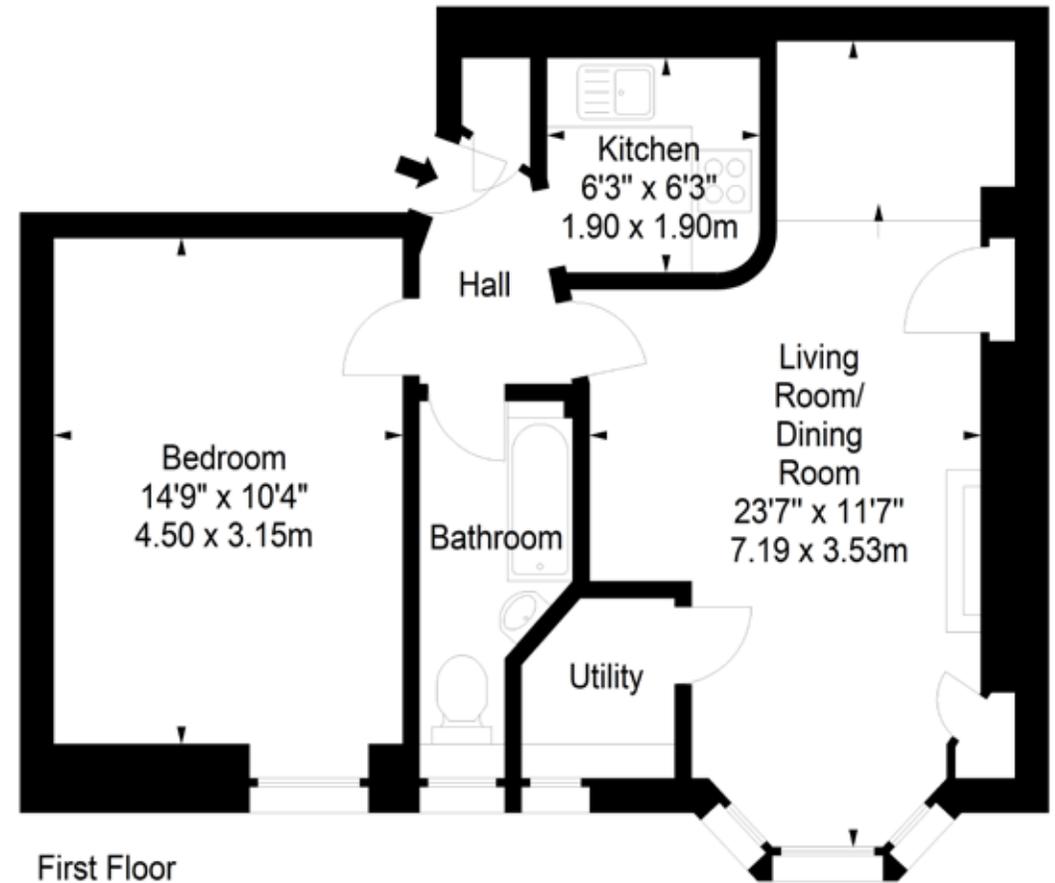
**Springvalley Terrace,  
Edinburgh,  
Midlothian, EH10 4QB**



Approx. Gross Internal Area  
538 Sq Ft - 49.98 Sq M  
For identification only. Not to scale.  
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**ENERGY PERFORMANCE  
CERTIFICATE RATING C**



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

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

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