

# 15 Springvalley Terrace, Morningside Edinburgh, EH10 4QB

OFFERS OVER £260,000



drummondmiller





- Traditional ground floor flat with main door entrance and stripped wood flooring throughout
- Welcoming vestibule entrance with long hallway with excellent storage
- Separate modern internal kitchen
- Large rear facing double bedroom
- Bright bathroom with mains shower
- Well kept communal garden and permit parking
- Yards away from excellent Morningside amenities
- Gas central heating and uPVC double glazing
- EPC C

### Description

This period ground main door flat (62sqm) forms part of a classic stone tenement (circa 1900) which benefits from its own entrance and front garden area. It is an ideal starter home for first time buyers and downsizers looking for central accommodation near fantastic amenities. The living room is spacious and bright which benefits from a wood burning stove. There is a modern internal kitchen which has two access doors for convenience. The double bedroom is very spacious and looks out onto the rear communal garden. The bathroom is also located to the rear and features white sanitary ware. The property further benefits from a utility cupboard off the hallway which is plumbed to accommodate the washing machine.







### Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

### Garden and Parking

The building has an enclosed communal rear garden and the surrounding area has on street permit parking.

### Location

Despite its quiet and almost 'hideaway' cul-de-sac setting, Springvalley Terrace lies right in the very heart of Morningside's vibrant shopping area with a wealth of coffee shops, bars, take-away facilities, numerous specialist food stores, a modern Waitrose, Sainsbury's and Marks & Spencer's food hall. It is in close proximity to Bruntsfield amenities, Tollcross (Edinburgh's new financial/exchange sector) and the vibrant West End. Haymarket rail station is also readily accessible and excellent bus services operate. There are numerous open recreational areas, sports facilities, cinemas, theatres and off-road cycle tracks available within the immediate vicinity.

### Extras

The built-in oven, hob and washing machine are included in the sale price.

### Valuation

The property has been valued by surveyors at £270,000 and the Home Report is available from the ESPC website.

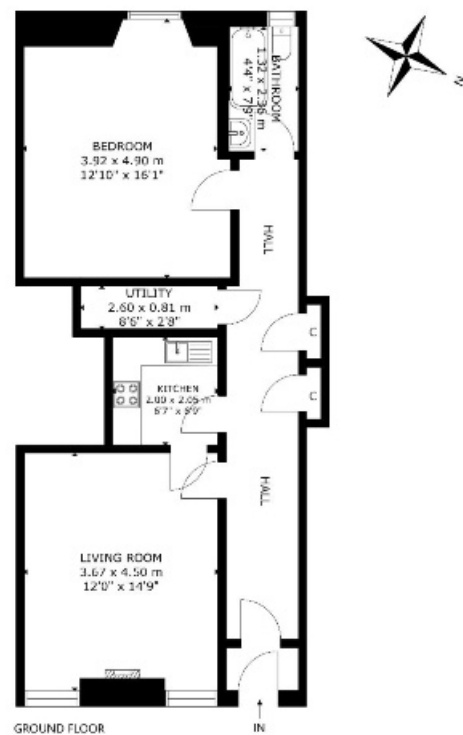


### Council Tax and EPC

It has a C-rated EPC and is in Council Tax band C.

### Viewing

Telephone Agent 0131 229 3399.



15 SPRINGVALLEY TERRACE, MORNINGSID, EDINBURGH EH10 4QB  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 665 SQ FT / 62 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.

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