



GILSON GRAY

LAW • PROPERTY • FINANCE

16 (PF4) SPRINGVALLEY GARDENS

Morningside, Edinburgh, EH10 4QG



Forming part of a traditional tenement building in highly desirable Morningside, this one-bedroom ground-floor flat is ideally proportioned for first-time buyers, professionals, couples, downsizers, and rental investors alike. It provides an exciting blank canvas for the new owner to put their own stamp on, with scope for modernisation and cosmetic upgrades. The flat boasts an enviable location, within easy strolling distance of many of Morningside's amenities, such as an eclectic selection of shops, cafés, and coffee shops, transport links connecting across the city, and scenic open spaces, including Bruntsfield Links and The Meadows. Extras: Integrated kitchen appliances comprising an oven, hob, and extractor fan, plus a freestanding fridge and washing machine will be included in the sale. Please note, no warranties or guarantees shall be provided for the appliances.



FEATURES

- Ground-floor flat in Morningside
- Scope for modernisation and cosmetic upgrades
- Secure shared entrance and hall with storage
- Generous and airy living/dining room
- Adjoining fitted kitchen
- Spacious double bedroom
- Bathroom with shower-over-bath
- Access to a shared garden
- On-street residents' permit parking (Zone S2)







"THIS ONE-BEDROOM FLAT IS SURE TO APPEAL TO A WEALTH OF BUYERS AND OFFERS EXCITING SCOPE FOR MODERNISATION AND COSMETIC UPGRADES."





EPC RATING:



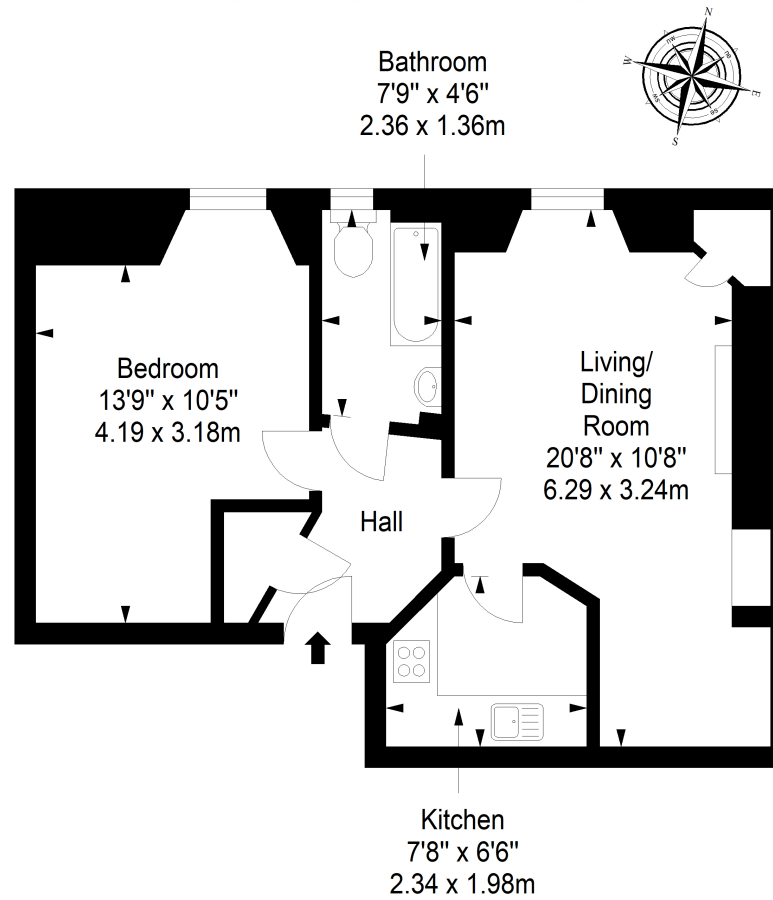
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

Ground Floor

Approx. 47.2 sq. metres (508.1 sq. feet)



Total area: approx. 47.2 sq. metres (508.1 sq. feet)



GILSONGRAY.CO.UK

EDINBURGH

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GLASGOW

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0141 530 2021



EAST LOTHIAN

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EH39 4AG
01620 893 481



DUNDEE

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DD1 1QN
01382 201 000



BORDERS

01890 880 008



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