



10/3 Springvalley Gardens  
Morningside, Edinburgh, EH10 4QG

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 secured entry.
- Stairs & lift to upper levels.
- Reception hall with excellent storage.
- Superb open plan living room/dining room/kitchen with range cooker & further appliances.
- Breakfast bar with stool.
- Access to south facing balcony from living room.
- Master bedroom with fitted wardrobes & ensuite wet room.
- Further double bedroom with fitted wardrobes.
- Bedroom Three/Dining room with access to balcony.
- Contemporary fitted bathroom and shower.
- Gas central heating.
- Double glazing.
- Oak floorings & doors.
- Large storage cupboard within stairwell on the ground floor.
- Permit & metered parking.



## GENERAL DESCRIPTION

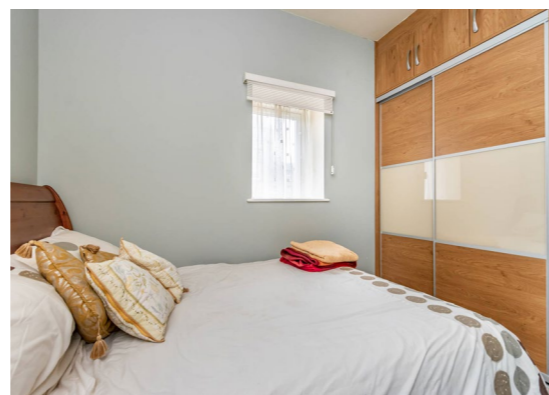
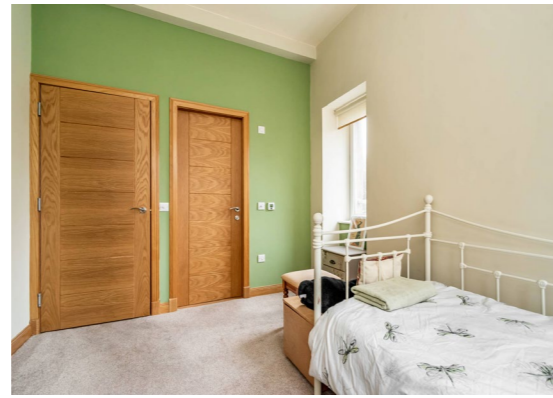
A fabulous second floor flat which is part of a converted building within the prestigious Morningside district to the south of Edinburgh. Within walking distance of an excellent range of local amenities and a short journey from the city centre. The property would be suitable for a range of buyers and is brought to the marketplace in move-in condition.

### Factoring Note

There is a Residents' Association in place which covers the maintenance of all the common areas, including the maintenance of the lift, for which is at an approximate charge of £60 per calendar month. The common buildings Insurance is a separate payment and there is an approximate charge of £800 per annum.







## LOCATION

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), independent retailers, speciality food stores, coffee shops, bars & restaurants. Local schooling is well renowned, and the property is in the catchment area for Bruntsfield & St Peters Primary Schools and Boroughmuir High School, while is only a few minutes' walk to George Watson's College. There are superb amenities on your doorstep, 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 Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into the city centre, via the numerous bus services from the main road, and out of town to the city bypass and the motorway network beyond.

**EXTRAS:** ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE FREESTANDING RANGE COOKER, COOKER HOOD, INTEGRATED FRIDGE/FREEZER, INTEGRATED DISHWASHER AND AUTOMATIC WASHING MACHINE WITHIN THE RECEPTION HALL CUPBOARD. THE BOOK SHELVING & WARDROBES WILL ALSO BE INCLUDED. SOME FURNITURE WITHIN THE PROPERTY MAY BE AVAILABLE THROUGH NEGOTIATION.



**COUNCIL TAX BAND:** D.

**TRAIN STATION:** APPROXIMATELY 1.7 MILES TO HAYMARKET TRAIN STATION.

**AIRPORT:** APPROXIMATELY 10.1 MILES TO EDINBURGH AIRPORT.

**BUSES:** WITHIN 100 METRES.



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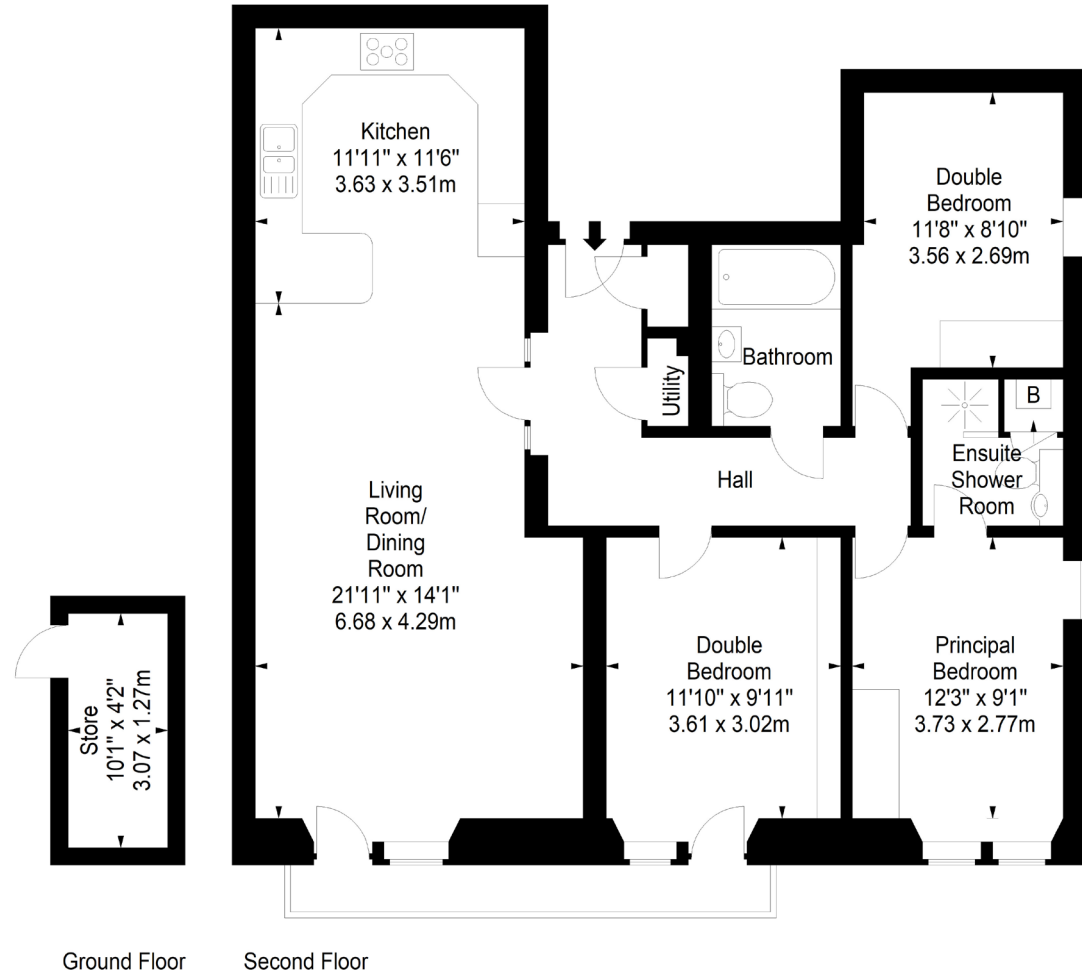
Approx. Gross Internal Area  
1029 Sq Ft - 95.59 Sq M

Store

Approx. Gross Internal Area  
43 Sq Ft - 3.99 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)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.