



**3F1, 17 Springvalley Gardens
Morningside, EH10 4QF**

deans 
Solicitors & Estate Agents LLP



THIRD FLOOR FLAT

- Living Room
- Dining Room/ Kitchen
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Communal Rear Garden
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



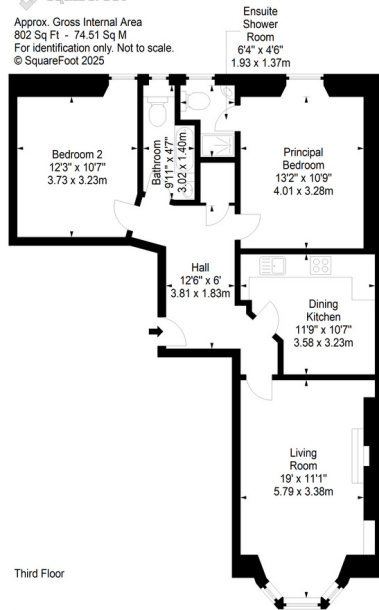
Tucked away in a quiet spot, this stylish and well-presented top-floor flat with stunning views of the Pentland hills, sits within a traditional tenement in the heart of Morningside. Just a short stroll from a wonderful mix of shops, cafés, bars, and restaurants, the property offers a perfect blend of charm and convenience, with the City Centre only a quick bus ride away. The accommodation comprises, a welcoming entrance hallway, spacious living room with bay windows, separate kitchen/ dining room, two good-sized double bedrooms (one ensuite) and a bathroom with shower over bath. Externally there is a communal garden to the rear and on-street permit parking is available in the area. The property features double glazing and gas central heating. Included in the sale are the; fitted carpets and floor coverings, curtains, cooker, fridge-freezer, washing machine, dishwasher, light shades and garden shed. All appliances included in the sale are sold as seen with no warranty provided.



Springvalley Gardens,
Edinburgh,
Midlothian, EH10 4QF



Approx. Gross Internal Area
802 Sq Ft - 74.51 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

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