



4 GF4 Springvalley Terrace

Morningside | Edinburgh | EH10 4QD

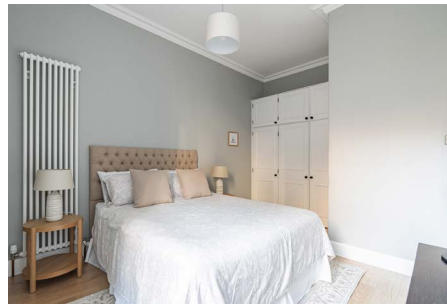
This impressive, truly stunning ground floor flat which is quietly situated to the rear of the block overlooking the communal garden, is within the heart of Morningside and presented to the market in true move-in condition, close to an abundance of excellent local amenities which Morningside has to offer. The accommodation would ideally suit the young professionals, and internal viewing is highly recommended to be fully appreciated.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Permit/metered parking
-  Communal Rear Garden
-  EPC Rating – C
-  Council Tax Band – C



Description

The property in brief comprises; welcoming reception hallway with useful built-in storage cupboard, spacious and bright reception room open plan to dining area with ample space for dining table/chairs, immaculate contemporary fitted kitchen with integrated appliances, generously proportioned double bedroom with fantastic built-in wardrobes and modern bathroom with white three-piece suite and shower over bath. Further benefits include gas central heating and double glazing.



Extras

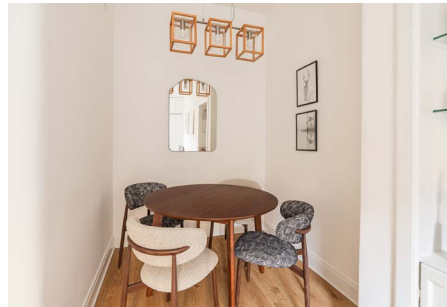
All fitted floor coverings will be included in the sale together with the integrated oven/hob, integrated fridge/freezer, integrated dishwasher and washing machine. Other items of furniture can be made available by separate negotiation.

Gardens and Parking

A well maintained communal garden can be found to the rear together with permit/metered parking to the front and surrounding area.

Viewing

Please contact Neilsons on 0131 625 2222.





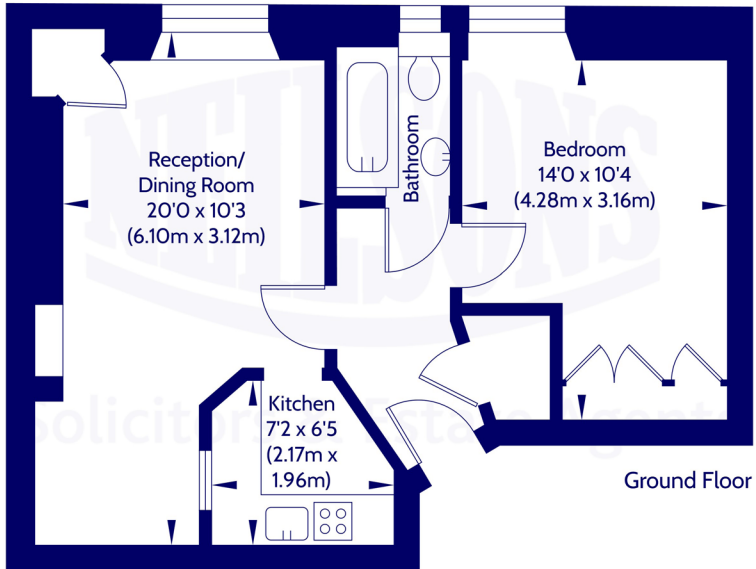
Location

Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 44 Sq M / 471 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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