

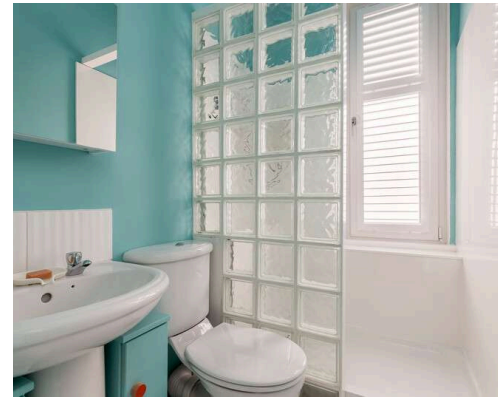
MORNINGSIDE

12 1F2 SPRINGVALLEY TERRACE
EH10 4QA



EPC RATING: D

OFFERS OVER £195,000



ECLECTIC ONE BED PLUS BOXROOM FIRST FLOOR FLAT IN CENTRAL MORNINGSIDE LOCATION

This colourful flat has an updated kitchen and bathroom with double glazed windows with wooden plantation shutters. There is a handy boxroom which would be a great work from home space, a hobby room or guest bedroom. Located minutes from all the wide array of amenities available in Morningside, with excellent transport links into the city centre and access to lots of wide open spaces.

VIEWING

Sun 2-4pm or pls Call 0131 4466850

PROPERTY DESCRIPTION

- Hall with great storage cupboard
- Open plan kitchen/living room with range of cream country style kitchen units, Edinburgh press used as a larder cupboard, an original cast iron fireplace, plantation shutters and cupboard housing the hot water tank
- Spacious double bedroom with floor to ceiling fitted wardrobes and plantation shutters
- Contemporary shower room with walk in shower with glass brick wall, sink, wc & fit to frame shutters
- Good sized boxroom – perfect for a study, hobby room or guest bedroom Double glazed windows
- Well maintained communal rear garden & stairway
- Permit parking in the street

AREA

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, coffee shops and speciality food stores. There are also numerous bars & restaurants available both in Morningside and nearby Bruntsfield. Local schooling is well renowned and the property is in the catchment for Bruntsfield & St Peters RC Primary Schools and Boroughmuir High School, and is walking distance to George Watsons. There are superb amenities within a few minutes' walk, including a library, the very popular independent Dominion Cinema & Church Hill Theatre. There are 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 town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings and washing machine are included in the sale.

HOME REPORT VALUATION

£210,000

Kitchen/living room	19' x 10'8" (5.79 x 3.25m)
Bedroom	10'9" x 9'11" (3.28 x 3.02m)
Boxroom	7'6" x 6'11" (2.29 x 2.11m)

Contact:

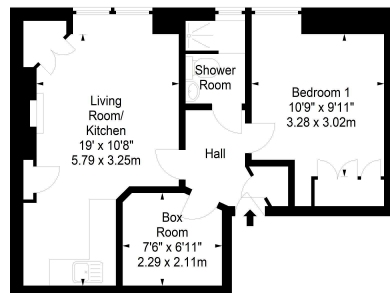
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally. None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition. No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Springvalley Terrace,
Edinburgh,
Midlothian, EH10 4QD



Approx. Gross Internal Area
468 Sq Ft - 43.48 Sq M
For identification only. Not to scale.
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First Floor

