

MORNINGSIDE

5 1F3 SPRINGVALLEY TERRACE
EH10 4QB



EPC RATING: C

OFFERS OVER £205,000



SPACIOUS ONE BED FIRST FLOOR FLAT IN PRESTIGIOUS CENTRAL MORNINGSIDE LOCATION

Situated in this quiet cul de sac is this super, large one bed flat which would make an ideal home for first time buyers, young professionals or as an investment property. Minutes from all the amazing amenities of Morningside including coffee shops, bars, restaurants, supermarkets & independent stores. Excellent transport links available from the main road both into and out of town, together with a wealth of wonderful walks & open spaces nearby.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hall with handy storage cupboard
- Large sitting/dining room with bay window, two open Edinburgh press shelving units and dining recess
- Separate kitchen with good range of light wood units & appliances
- Handy utility room with boiler and space for washing machine & tumble dryer
- Spacious bedroom with beautiful original fireplace and fitted wardrobes
- Bathroom with bath with electric shower over, sink & wc with wooden tongue & groove panelling
- Gas central heating from combi boiler in the utility room Double glazed windows
- Communal rear garden and well maintained stair
- Residents' 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 in both 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

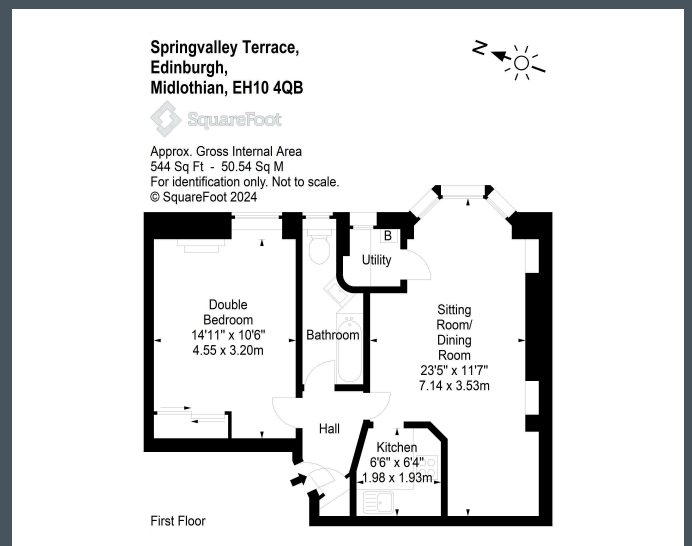
drive away. The flat is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

The blinds/curtains, light fittings, electric hob, oven, cooker hood, undercounter fridge & washing machine are included in the sale.

HOME REPORT VALUATION

Sitting/dining room	23'5 x 11'7 (7.14 x 3.53m)
Kitchen	6'6 x 6'4 (1.98 x 1.93m)
Bedroom 1	14'11 x 10'6 (4.55 x 3.20m)



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.

