McEwan Fraser Legal
Solicitors & Estate Agents

PF1 12 Springvalley Terrace

MORNINGSIDE, EDINBURGH, EH10 4QA

STYLISH REFURBISHED ONE-BEDROOM FLAT IN THE HEART OF MORNINGSIDE

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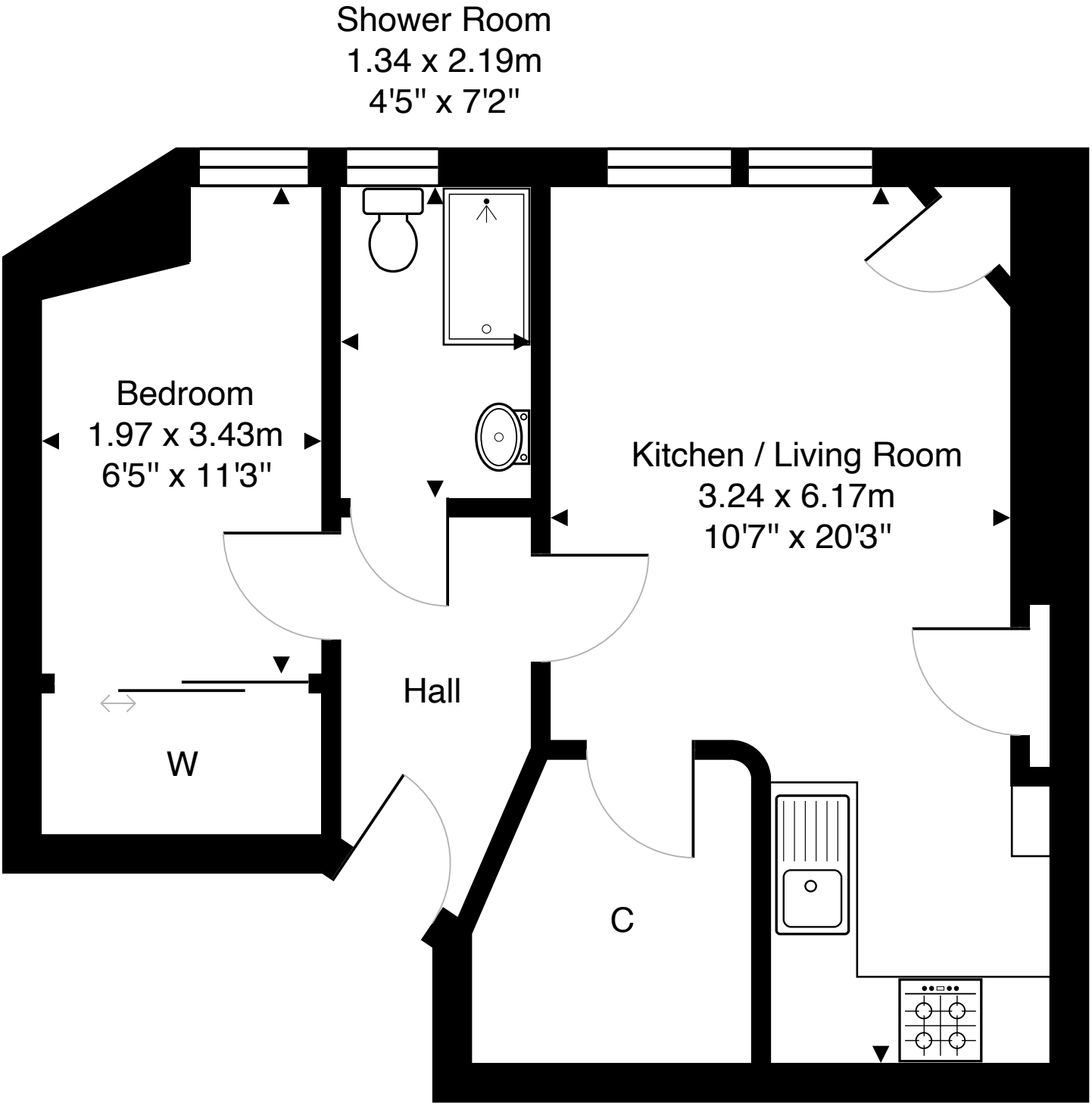
This one-bedroom ground-floor flat on Springvalley Terrace is brought to market in excellent condition, having undergone a refurbishment prior to sale.

Entering the property, you are welcomed by a bright entrance hallway with all rooms leading off. To your right is the stylish open-plan living room and kitchen, enjoying excellent natural light from a large front-facing window. The newly fitted kitchen offers modern units, a gas hob, oven, and ample storage space, creating an ideal setup for both cooking and entertaining.

Off the living room is a generous box room that provides superb flexibility and is perfect as a pantry, laundry room, or even a compact home office. The adjacent bedroom benefits from a large fitted wardrobe with impressive depth, offering potential to reconfigure the layout to maximise usable space. Completing the accommodation is a sleek three-piece bathroom accessed from the hallway.



Gross internal floor area (m^2): $38m^2$

EPC Rating: C

Floor Plan

Externally, residents enjoy access to well-maintained communal gardens, and there is on-street parking available. Situated in ever-popular Morningside, the flat is within easy reach of excellent local amenities, cafes, and transport links, making it an ideal home for first-time buyers, downsizers, or investors alike.

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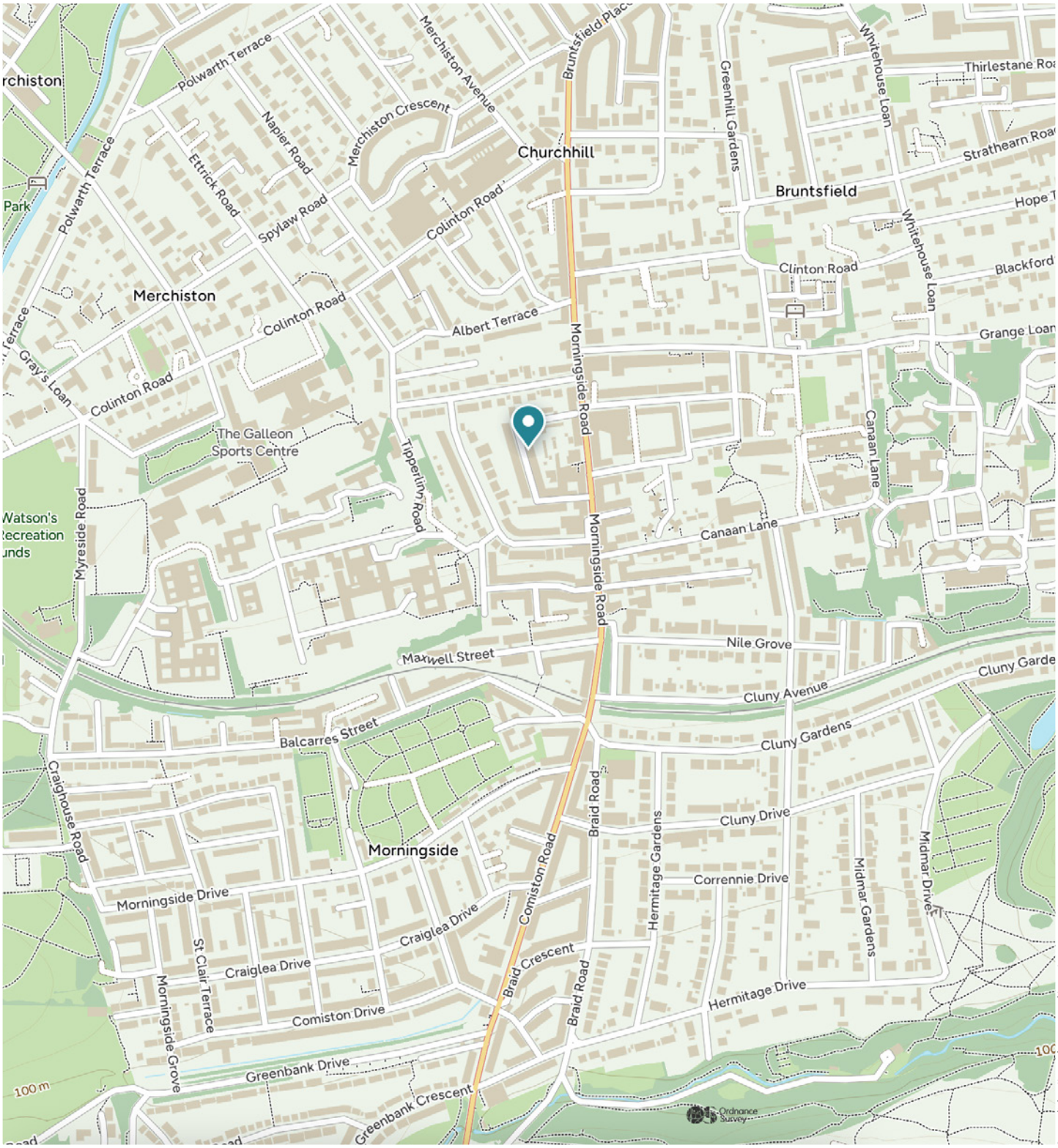
Morningside is a highly sought-after Edinburgh neighbourhood, blending historic charm with modern conveniences. Located south of the city centre, it's famous for its elegant period properties, thriving community, and excellent amenities, appealing to families, professionals, and retirees.

The heart of the area is Morningside Road, featuring a mix of independent boutiques, artisan coffee shops, high-street retailers, and supermarkets like Waitrose and M&S. Notable spots include the historic Canny Man's pub and the luxurious, independent Dominion Cinema. For outdoor recreation, residents enjoy the Hermitage of Braid and Blackford Hill Nature Reserve for walking and city views, the peaceful Braidburn Valley Park, and the nearby Pentland Hills for hiking and cycling.

The area is renowned for its excellent schools, including top-rated South Morningside Primary, St. Peter's RC Primary, and Boroughmuir High School, as well as the independent George Watson's College. With frequent bus services and easy access to the Edinburgh City Bypass, Morningside offers superb transport links. This combination of vibrant community, top-tier schools, amenities, and green spaces provides an unrivalled quality of life, perfectly balancing city living with suburban charm.

The Location



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