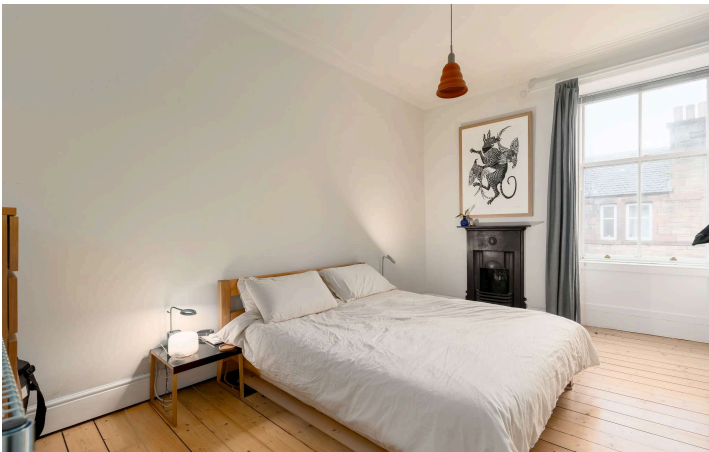


MORNINGSIDE

3F3 5 SPRINGVALLEY TERRACE
EH10 4QB



EPC RATING: D

OFFERS OVER £210,000



IMMACULATELY PRESENTED ONE BED THIRD FLOOR FLAT IN CENTRAL MORNINGSID

This superb period property would make an ideal home for a first time buyer or an investor, with its spacious living/dining room, separate well appointed kitchen, large bedroom, contemporary bathroom and handy boxroom - great for working from home. Located in a quiet enclave in prestigious Morningside, minutes from the wide array of shops, amenities and transport links into the city centre, with access to wide open spaces close by.

VIEWING

sun 2-4 or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with cupboard housing the boiler
- Spacious bay windowed living/dining room with beautiful feature fireplace, fitted storage and space for dining & entertaining
- Separate fitted kitchen with white handleless units & appliances and separate cupboard housing fridge freezer
- Lovely large bedroom with fireplace & lots of space for storage
- Contemporary shower room with fully tiled shower cubicle, sink & wc
- Handy boxroom set up for working from home but with a myriad of uses
- Gas fired central heating from wall mounted combi boiler (2018) located in hallway cupboard
- Replacement timber framed double glazed windows
- A wealth of period features including original cast iron fireplace, cornering, stripped wood floors & panelled doors
- Sunny west facing communal rear garden with large lawned area
- Residents' permit parking on street
- Communal stair cleaning

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, speciality food stores, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for the Bruntsfield & St Peter's RC Primary Schools and Boroughmuir High School, and is walking distance to George Watson's. 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 and the flat is also well placed for lots of walks and open spaces including Bruntsfield Links, 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, some light fittings, electric hob, oven, extractor fan, slimline dishwasher, fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£220,000

Sitting/dining room	23'7 x 11'10 (7.19 x 3.61m)
Kitchen	7'2 x 4'3 (2.18 x 1.30m)
Bedroom 1	14'10 x 10'6 (4.52 x 3.20m)
Boxroom	6'6 x 6'2 (1.98 x 1.88m)

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 4QB



Approx. Gross Internal Area
558 Sq Ft - 51.84 Sq M
For identification only. Not to scale.
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