



10/2 Springvalley Gardens
Morningside
Edinburgh
EH10 4QG



Connell & Connell are delighted to offer to the market this well presented, two-bedroom apartment forming part of a refurbished sandstone conversion from what was originally a theatre. The property benefits from high quality finishes throughout with oak flooring, oak doors and skirting. The apartment is located on the first floor with the added flexibility of a communal lift.

The accommodation comprises:

- Entrance hallway
- Livingroom/ dining room
- Kitchen fitted with a range of base and wall mounted units. Integrated appliances.
- Two bedrooms
- Refitted shower room
- Secure storage cellar and on street parking
- Gas central heating and double glazing



Morningside is one of Edinburgh's most sought-after residential districts and lies approximately 2 miles to the south of the city centre. Morningside and nearby Bruntsfield offer a wide range of local and speciality shopping, including a Waitrose, Marks & Spencer and Sainbury's Local as well as the privately owned Dominion Cinema and an excellent choice of restaurants and bars. The Hermitage of Braid, Blackford Hill and Braidburn Park are all superb recreational areas, and the extensive Pentland Hills Country Park is situated nearby at Hillend, also home to a dry ski-slope. The area has many fine golf courses including The Merchants, Mortonhall and the Braid Hills Golf Centre. The city centre is easily accessible by car or by excellent public transport services from Morningside Road. A short drive south takes you to the Edinburgh city bypass offering rapid access to Straiton Retail Park, The Gyle and Gogarburn, Edinburgh International Airport and the M8 and M9 Motorways. Excellent schooling is easily accessible in both the state and private sectors.

EPC Band- C

Council Tax Band- C

Factor- Residents Association £43.28 pcm



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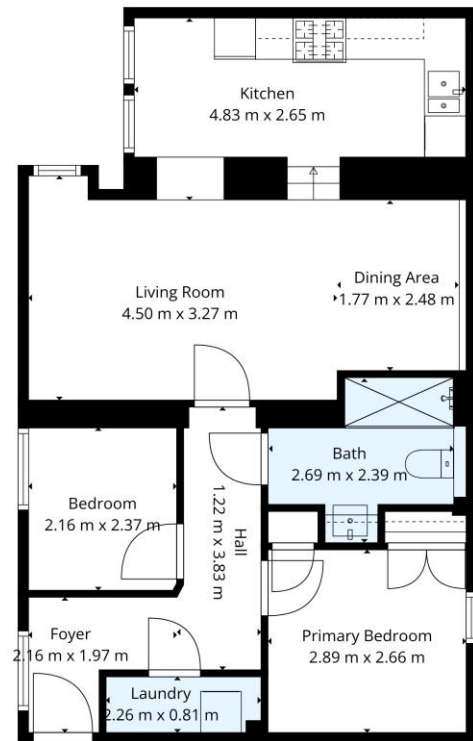








Amica



Total: 63 m2
1st Floor: 63 m2
Excluded Areas: Walls: 5 m2

These floor plans are for marketing purposes only. All dimensions, square footages, features, finishes, and layouts are approximate.



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* Please contact us for a free consultation or valuation

Connell & Connell are a traditional firm of family solicitors established in 1924 and dealing with all aspects of General Practice.

