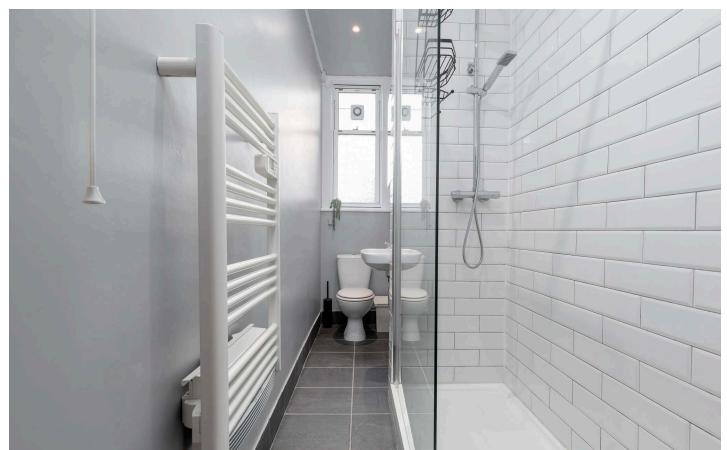


MORNINGSIDE

26 2F1 SPRINGVALLEY TERRACE
EH10 4PY



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EPC RATING: C

OFFERS OVER £225,000



IMPECCABLY PRESENTED ONE BED SECOND FLOOR FLAT IN DESIRABLE CENTRAL MORNINGSIDE LOCATION

Situated minutes from the hustle & bustle of Morningside is this quiet cul de sac where you will find this immaculate one bed period property - ideal for first time buyers, downsizers or investors. Ready to move into, the well decorated accommodation comprises a modern kitchen with open plan living & dining spaces and a utility room off, a spacious bedroom, contemporary shower room and handy boxroom - perfect as an office or walk-in wardrobe. With a wide array of amenities nearby, excellent transport links on your doorstep and access to wide open spaces, this would make an ideal first home.

VIEWING

By appointment pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with storage cupboard
- Stylish open plan kitchen/living/dining room with a good range of fitted units & appliances, space for relaxing looking out of the sunny, south facing bay window and an area for dining & entertaining
- Utility room off with further range of fitted units, the sink, washing machine and the boiler
- Large bedroom with lots of space for storage
- Contemporary shower room with walk-in shower, sink, wc & heated towel rail
- Very handy boxroom which could be used as a study for working from home

- or a walk-in wardrobe/further kitchen storage
- Lots of period features including stripped wooden doors, stripped wooden floors & cornicing
- Gas central heating from combi boiler located in the utility room
- Replacement upvc sash & case style double glazed windows
- Well maintained south facing communal rear garden
- Resident permit parking and metered parking in the street
- Weekly stair cleaning costing £35.10 per month, payable to Capital Stair Cleaning, and annual grass cutting costing approx. £20pa

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), speciality food stores, independent retailers, coffee shops, bars & restaurants. There are superb amenities very close by, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and 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 Bruntfield Links, the Meadows, 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, induction hob, oven, extractor fan, undercounter fridge and washing machine are included in the sale. Some furniture is available by separate negotiation.

HOME REPORT VALUATION

£230,000

Living/kitchen/dining room	23'5 x 11'10 (7.14 x 3.61m)
Bedroom 1	14'7 x 10'6 (4.44 x 3.20m)
Boxroom	6'4 x 6'2 (1.93 x 1.88m)

Contact:

205 Morningside Road Edinburgh EH10 4QP
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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.

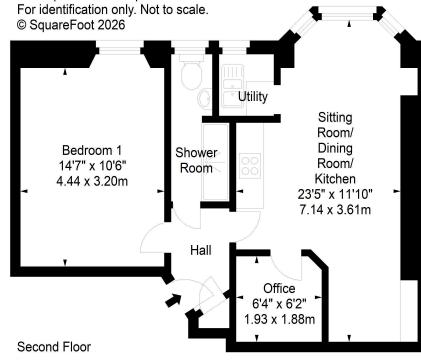
None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

Springvalley Terrace,
Edinburgh,
Midlothian, EH10 4PY

 SquareFoot

Approx. Gross Internal Area
529 Sq Ft - 49.14 Sq M
For identification only. Not to scale.
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