

MORNINGSIDE

21 1F1 SPRINGVALLEY TERRACE
EH10 4QB



EPC RATING: C

OFFERS OVER £205,000



WELL PRESENTED ONE BED FIRST FLOOR FLAT IN DESIRABLE MORNINGSIDE

Located minutes from the hustle & bustle of Morningside, in this quiet cul de sac, is this superb one bed period property - ideal for first time buyers, downsizers or investors. Ready to move into with great accommodation comprising a bay windowed, open plan living, kitchen & dining room with a good range of fitted units, a handy utility room, a boxroom which would make an ideal study, a spacious bedroom, a modern bathroom and a well maintained, sunny communal rear garden.

With a wide array of amenities nearby, excellent transport links on your doorstep and access to wide open spaces, this would make an ideal home.

VIEWING

Sun 2-4pm or pls call 0131 4466850

PROPERTY DESCRIPTION

- Hallway with handy storage cupboard
- Spacious bay windowed, open plan kitchen/living/dining room with a good range of fitted units & appliances, a feature fireplace and fitted storage cupboards
- Utility room off with further range of fitted units, the sink, washing machine and the boiler
- Large, bright bedroom
- Modern bathroom with bath with shower over, sink, wc & heated towel rail
- Very handy boxroom which could be used as a study for working from home, a walk-in closet or further kitchen storage
- Some beautiful period features including stripped wooden floors & corning
- Gas central heating from combi boiler located on the outer wall of the pantry fitted 2020
- A-rated PVC Pilkington double glazed windows fitted 2021
- Well maintained, sunny communal rear garden
- Resident permit parking and metered parking in the street
- Communal upkeep costs of £140 pa for stair cleaning & £40 pa for maintenance of communal rear garden

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 Bruntsfield 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, electric hob, oven, extractor fan, fridge freezer and washing machine are included in the sale.

HOME REPORT VALUATION

£210,000

Living/kitchen/dining room	23'10 x 11'9 (7.26 x 3.58m)
Utility room	4'5 x 4'5 (1.35 x 1.35m)
Bedroom 1	14'10 x 10'5 (4.52 x 3.17m)
Boxroom	6'7 x 6'6 (2.01 x 1.98m)

Contact:

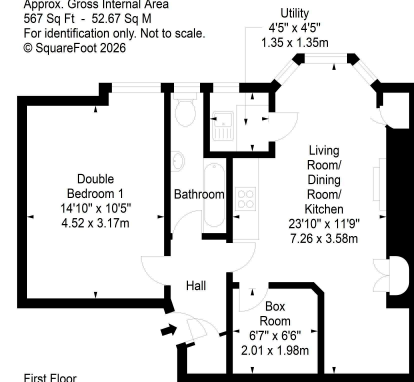
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Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without 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

SquareFoot

Approx. Gross Internal Area
567 Sq Ft - 52.87 Sq M
For identification only. Not to scale.
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