










Offers Over  
**£290,000**

## 17 3F3 Springvalley Gardens

Morningside | Edinburgh | EH10 4QF

A most appealing top floor flat forming part of a handsome period terrace and enjoying a superb high amenity location in Edinburgh's desirable Morningside area.

-  1 bedroom plus box room
-  2 public rooms
-  1 bathroom
-  On-street permit parking
-  Communal garden
-  EPC rating – D
-  Council tax band- C



## Description

This charming home boasts a wealth of attractive period features, together with spectacular south facing views of the Pentland Hills to the rear. The property offers superb potential to modernise in line with individual taste, to create a bright and flexible home in the heart of one of the capital's most consistently popular neighbourhoods.

The accommodation briefly comprises: entrance hallway with skylight and good built-in storage, generously proportioned bay fronted reception room with ornate cornice work, shelved press and attractive focal fireplace, spacious south facing dining kitchen with an impressive open outlook, dining recess and a range of base and wall mounted units with wipe-clean worktops, utility room, good sized double bedroom with coving and bright south facing views, versatile box room with skylight which would work well as a home office or walk-in wardrobe, and bathroom with three piece white suite, splash tiling and over-bath electric shower. The property benefits from double glazing and gas central heating



*This property has been subject to virtual staging to show the effect of a makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*

## Extras

The property will be sold as seen with all fixtures, shelving, integrated appliances and light fittings.

## Gardens and Parking

To the rear of the building is a paved communal drying green, which is fully enclosed and enjoys a pleasant mature tree backdrop/southerly aspect. On-street permit parking is available on Springvalley Gardens and on a number of the neighbouring streets.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

Edinburgh's leafy Morningside district lies approximately two and a half miles to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy walking distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.





Approx. Gross Internal Floor Area 75 Sq M / 803 Sq Ft.

### 3rd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

