

Jardine Phillips  
Solicitors • Estate Agents

MORNINGSIDE

10/1 SPRINGVALLEY GARDENS  
EH10 4QG



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EPC RATING: C

OFFERS OVER £300,000

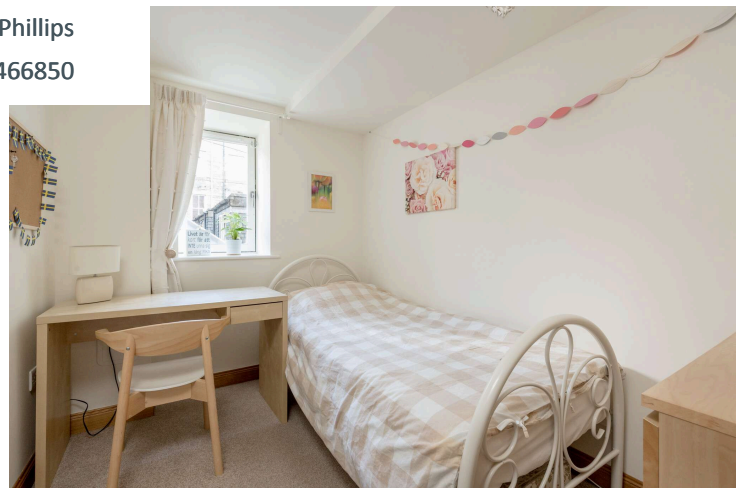
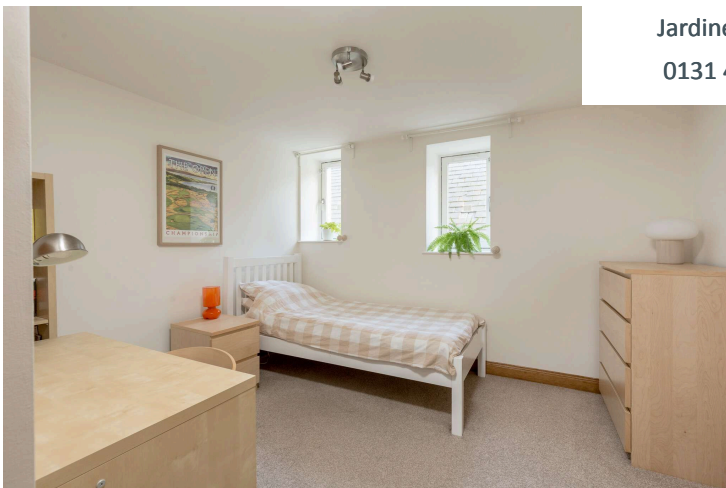
## PROPERTY DESCRIPTION

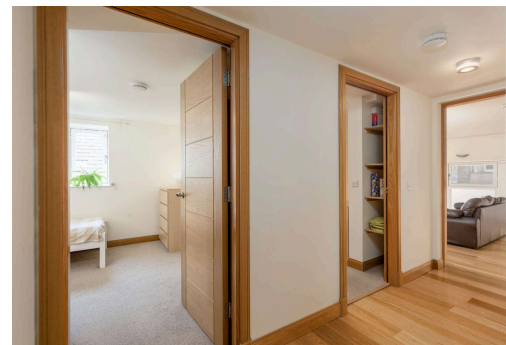
- First floor flat with ground floor entrance hallway and lift. Internal hallway with boiler cupboard
- Expansive open plan living/dining room with oak floor and fully fitted kitchen with great range of contemporary white high gloss units, wood worktops, breakfast bar and integrated appliances
- Principal double bedroom with twin windows
- Second bedroom
- Bathroom with bath with shower over, fitted vanity sink unit & wc
- Gas fired central heating from mounted combi boiler located in hallway cupboard
- Timber framed double glazed windows
- Ground floor store room with light and power
- Resident permit parking in the street
- Residents' Association and flat 1 pays £39.16pcm into common bank account to cover regular shared expenses including the lift and electricity in communal areas.



### VIEWING

Please call  
Jardine Phillips  
0131 4466850





## CONTEMPORARY TWO BED FIRST FLOOR APARTMENT IN CENTRE OF PRESTIGIOUS MORNINGSIDE

This fabulous first floor apartment, which forms part of a converted cinema, has spacious, bright accommodation comprising an open plan living/dining & kitchen space, perfect for entertaining, together with one good sized bedroom and second bedroom, a large modern bathroom and lift access. There are a wide range of local amenities on the doorstep, excellent public transport into the city centre and access to some lovely wide open spaces. The property would suit a range of buyers including professionals, downsizers, investors or a young family, being in the catchment for excellent schools.

### AREA

Morningside is a very popular 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. Local schooling is well-renowned and the property is in the catchment for Bruntsfield Primary & St Peters 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, and there are a good range of gyms/leisure facilities and golf courses a short drive or bus ride away. The property is also well placed for lots of walks and open spaces including Bruntsfield Links, the Meadows, Blackford Hill & Pond, Hermitage of Braid, Braid Hills and Braidburn Valley Park, and there is a children's swing park just around the

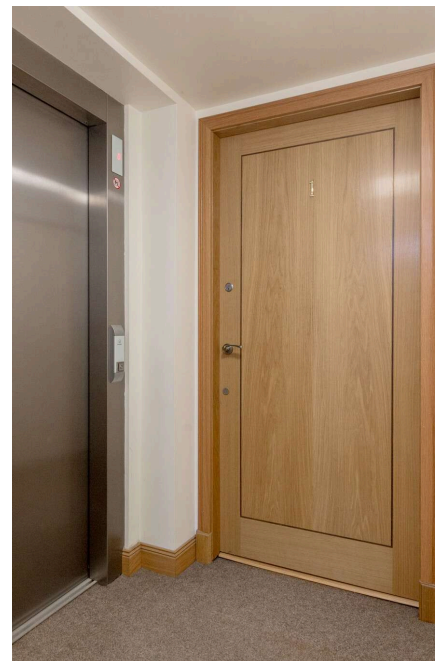
corner. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, integrated fridge and washing machine are included in the sale.

### HOME REPORT VALUATION

£320,000

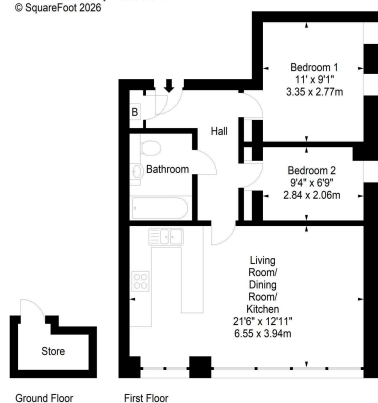


Living/dining/kitchen	21'6 x 12'11 (6.55 x 3.94m)
Bedroom 1	11' x 9'1 (3.35 x 2.77m)
Bedroom 2	9'4 x 6'9 (2.84 x 2.06m)

Springvalley Gardens,  
Edinburgh,  
Midlothian, EH10 4QG



Approx. Gross Internal Area  
606 Sq Ft - 56.30 Sq M  
Store  
Approx. Gross Internal Area  
24 Sq Ft - 2.23 Sq M  
For identification only. Not to scale.  
© SquareFoot 2026



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.

