

COULTERS<sup>©</sup>

# 10/1 SPRINGVALLEY GARDENS

MORNINGSIDE, EDINBURGH, EH10 4QG

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Tucked away in the heart of Morningside, flooded with natural light, sits the charming 10/1 Springvalley Gardens.

This delightful first floor property offers well maintained, attractive accommodation (with lift access), having been owned by the same family for many years and is now ready for it's next exciting chapter of ownership.

## KEY FEATURES



Extremely engaging first floor flat.



Two attractive bedrooms with discrete storage.



Lift access and private store.



Residents' permit holder parking.



Located in the highly sought after area of Morningside.



An array of independent shops and local amenities within easy walking distance.



EPC Rating - C



Council Tax Band - C



At one end of the room, the modern kitchen is fitted with wall and base mounted cabinetry which sweeps round to provide a breakfast bar. The integrated appliances comprise: gas hob, electric oven, washing machine and fridge.

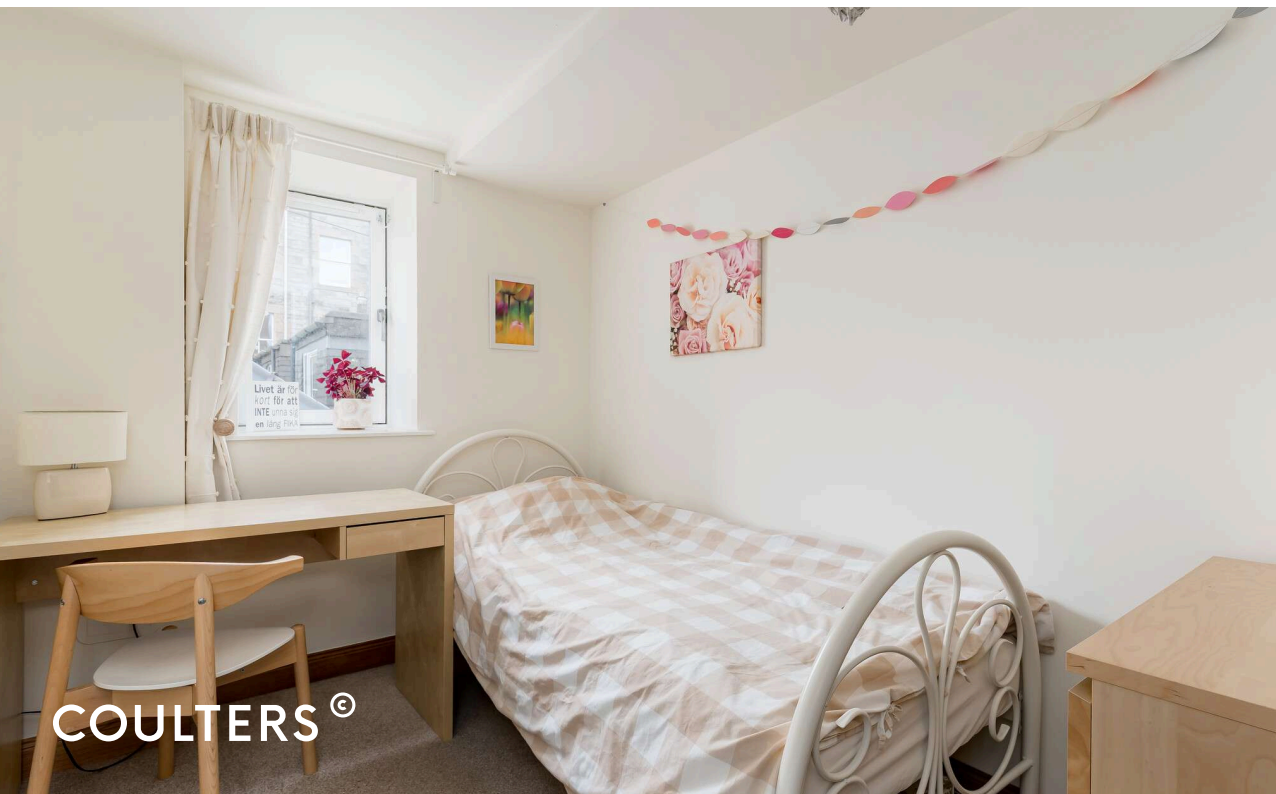
There are two lovely bedrooms, both with discrete storage spaces, along with a boiler cupboard in the hall. Completing the internal accommodation is a well proportioned bathroom with bath (and shower over), WC and wash hand basin. Heating and hot water are provided by gas central heating and there is double glazing.

On the ground floor is a good sized storage cupboard providing space for bikes and other items.





VIRTUALLY STAGED IMAGE



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## THE LOCAL AREA

Located only two miles south of the City Centre, Morningside is considered one of Edinburgh's most desirable places to live. Famous for its cafes, independent shops, delicatessens and bars, Morningside offers an abundance of local amenities including a Waitrose and a Marks and Spencer. We highly recommend a visit to the family owned Dominion Cinema. For the outdoor enthusiast or dog walker, the beautiful green spaces of the Hermitage of Braid, Braidburn Park and Blackford Hill are nearby. It is ideally situated for Edinburgh University, both George Square and King's Buildings, and Napier University's Merchiston Campus. The area offers highly regarded primary and secondary schooling and is in catchment for Bruntsfield Primary School, St Peter's RC Primary School, Boroughmuir High School and St Thomas of Aquin's RC High School. George Watson's College is also situated in Morningside.

Multiple bus routes travel up Morningside Road towards the City Centre and the City Bypass is within easy reach.

## EXTRAS

All integrated kitchen appliances (hob, oven, extractor hood) and light fittings are included in the sale price.

Maintenance of the communal areas are arranged between the inhabitants of the building (£39 per month).

PLEASE NOTE - One of the images have been digitally staged to illustrate how the room could be used.

**HOME REPORT VALUATION: £300,000**



**Springvalley Gardens,  
Edinburgh,  
Midlothian, EH10 4QG**

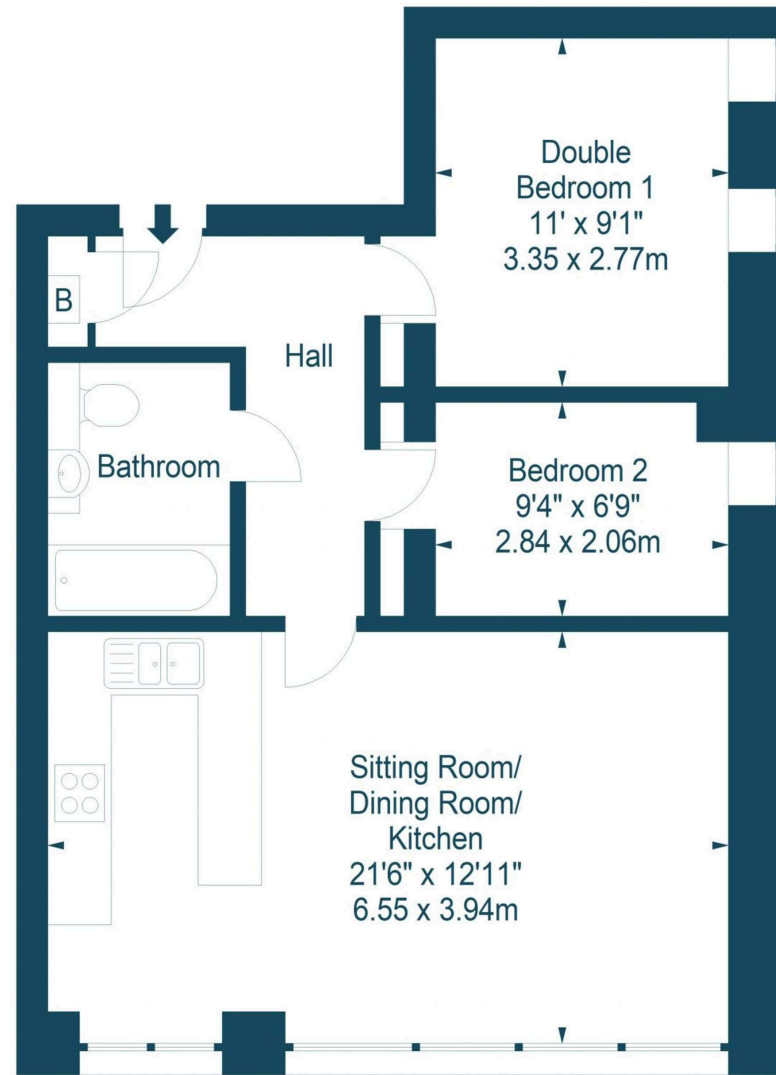


Approx. Gross Internal Area  
606 Sq Ft - 56.30 Sq M  
Store

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



Ground Floor



First Floor

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**LEGAL NOTE**

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.