










Offers Over
£360,000

21 3F1 Springvalley Gardens

Morningside | Edinburgh | EH10 4QF

Occupying the top floor of a handsome period terrace, this exceptionally appealing flat enjoys a sought-after position within Edinburgh's highly desirable Morningside district. Combining charming period character with stylish contemporary finishes, the property offers bright, spacious accommodation and benefits from a superb location surrounded by an excellent range of local amenities, independent shops, cafés, restaurants, and convenient transport links into the city centre.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Zoned Permit Parking
-  Communal Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

The welcoming hallway provides ample built-in storage and leads to an impressive open-plan living space, where a magnificent bay window floods the room with natural light. Retaining a wealth of traditional features including ornate cornice detailing, a classic Edinburgh press, and a striking central fireplace, this elegant room seamlessly connects to a modern kitchen fitted with sleek high-gloss wall and base units, integrated appliances, and attractive splashback tiling. The accommodation further comprises two generous double bedrooms, including a well-proportioned principal bedroom with varnished wooden flooring and contemporary décor, while the second bedroom enjoys a desirable southerly aspect with stunning views towards the Pentland Hills. Completing the accommodation is a beautifully presented shower room featuring twin wash basins, a feature wall, immaculate finishes throughout, and a spacious walk-in shower.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents benefit from a well-maintained communal rear garden, zoned permit parking, and convenient pay-and-display parking for visitors.

Viewing

By appointment through Neilsons (0131 625 2222).





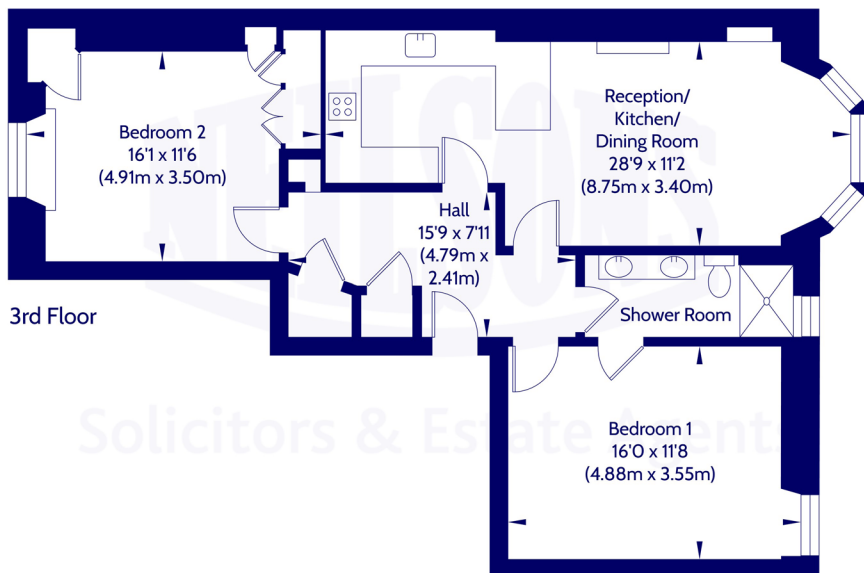
Location

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 79 Sq M / 847 Sq Ft.



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

☎ 0131 625 2222

💻 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

