



Solicitors & Estate Agents



Offers Over

£190,000

16 (1F1) Springvalley Gardens

Morningside | Edinburgh | EH10 4QG

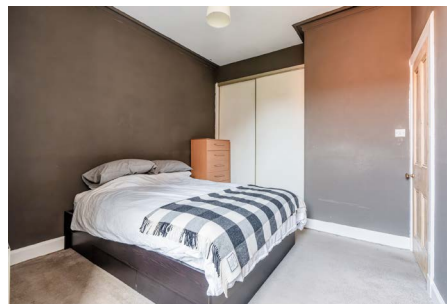
Forming part of a handsome period terrace, this most appealing first-floor flat enjoys a superb high-amenity location in Edinburgh's highly desirable Morningside district. Combining traditional charm with an enviable setting, the property is ideally suited to first-time buyers and professionals alike.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Zoned Parking
-  Communal Garden
-  EPC Rating – D
-  Council Tax Band - C



Description

The accommodation briefly comprises: a secure entry system; a welcoming entrance hallway with useful storage and original wooden flooring extending through most rooms; a light and airy reception room with a built-in storage cupboard; an open plan fitted kitchen complete with appliances; a spacious double bedroom with fitted wardrobes; a versatile box room, ideal as a home office; and a bathroom fitted with a three-piece suite and electric shower over the bath. Further benefits include double glazing throughout.



Extras

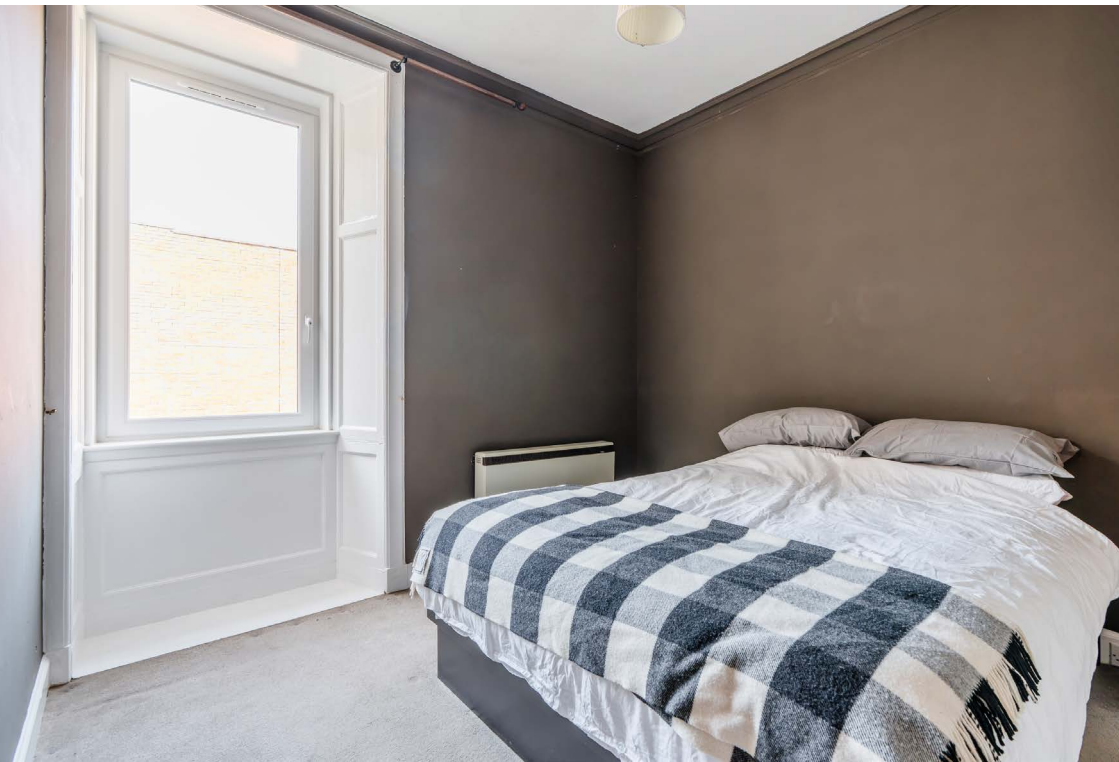
All fitted floor coverings will be included in the sale together with the hob, oven, fridge/freezer and washing machine.

Gardens & Parking

To the rear of the building is a paved communal drying green, which is fully enclosed. 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).





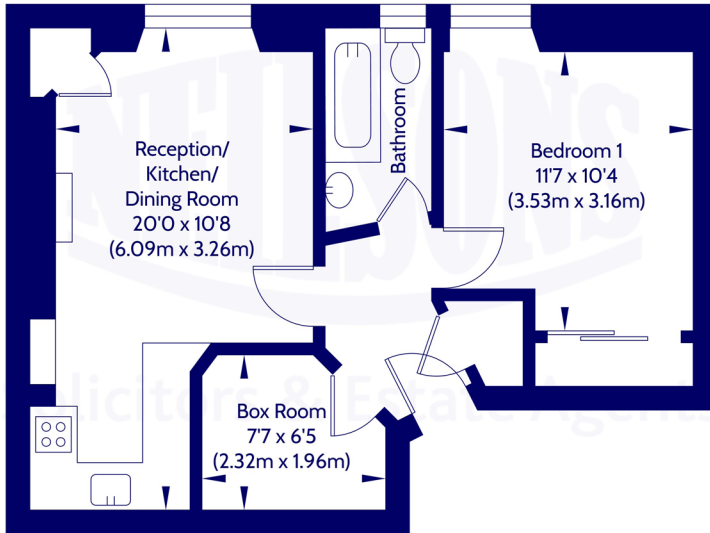
Location

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 43 Sq M / 467 Sq Ft.

1st Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.



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