



## 1 (3f2), Springvalley Terrace, Edinburgh, EH10 4QB, Edinburgh, EH10 4QB, Morningside, Edinburgh South

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Boyd Legal are delighted to present to the market this lovely one bedroom plus boxroom top (third) floor flat, set in a traditional stone-built tenement and located in a quiet side street in sought-after Morningside. It should be noted as the property is currently vacant, we have virtually staged some of the rooms to showcase how fabulous this property will look when the new owner moves in. The accommodation is well proportioned, extremely bright, and briefly comprises – a welcoming entrance hall, lounge, kitchen/dining room with modern fitted kitchen units and pantry storage cupboard; a generous double bedroom; large boxroom; and a spacious bathroom with mains shower over the bath and glass screen. The property benefits from gas central heating, double glazing and has an entry phone security system. There is a communal garden located to the rear of the building, with ample permit on-street parking to the front and in the surrounding area. This property will appeal to a variety of buyers and viewing is highly recommended.

Location

Morningside is one of Edinburgh's most sought after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall on Morningside Road and a Tesco Metro at Holy Corner. Morningside is also conveniently situated for Edinburgh University, Napier University and the Royal Infirmary and Sick Childrens Hospitals. Recreational spaces in the area include the Meadows which has excellent tennis courts, Bruntsfield Links which has a pitch and putt and the open spaces of Blackford Hill and Hermitage of Braid. Edinburgh city centre can be reached on foot in under 30 minutes and there is an excellent range of bus services on Morningside Road.

### BASE INFORMATION:

Rooms	: 1
Bed	: 1