

GF2, 20 Springvalley Gardens

EDINBURGH, EH10 4QE



*SPACIOUS AND MODERNISED TWO BEDROOM
GROUND FLOOR FLAT IN MORNINGSIDE*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





McEwan Fraser Legal is delighted to present this spacious and recently modernised two-bedroom flat in the heart of Edinburgh's desirable Morningside area.

Inside, the property comprises of a spacious living area with a bay window and has various possibilities for furniture arrangements. A fully equipped modern kitchen has been finished to an exceptional standard with excellent storage, range cooker including double oven and under-unit lighting. This kitchen is set to impress. There are two bedrooms. The master is large and spacious and faces the rear garden. Bedroom two is well proportioned and serves very well as a home office space. The bathroom is finished to a high standard, fully tiled, underfloor heating, and has a three-piece bathroom suite with a shower over the bath.

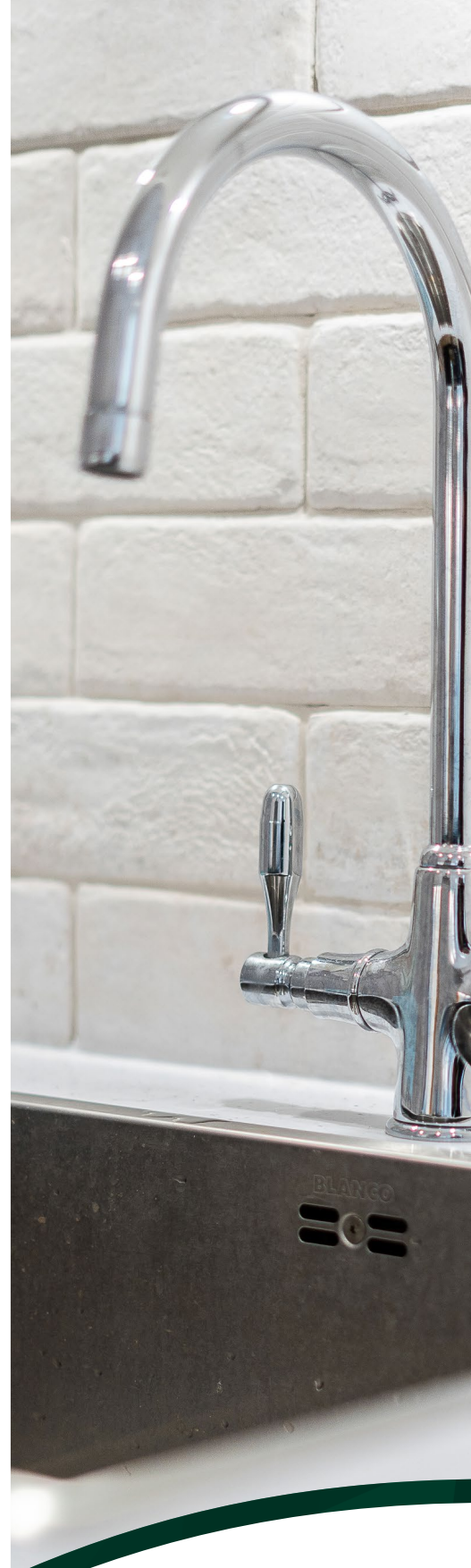
In addition to this, the property includes a private garden as well as communal garden grounds, a large lock-up cupboard in the communal stair, residents permit parking, gas central heating with HIVE thermostat and double glazed windows. This property is a must-see to really appreciate the finish which the current owners have accomplished.



THE LOUNGE







**KITCHEN
/DINER**







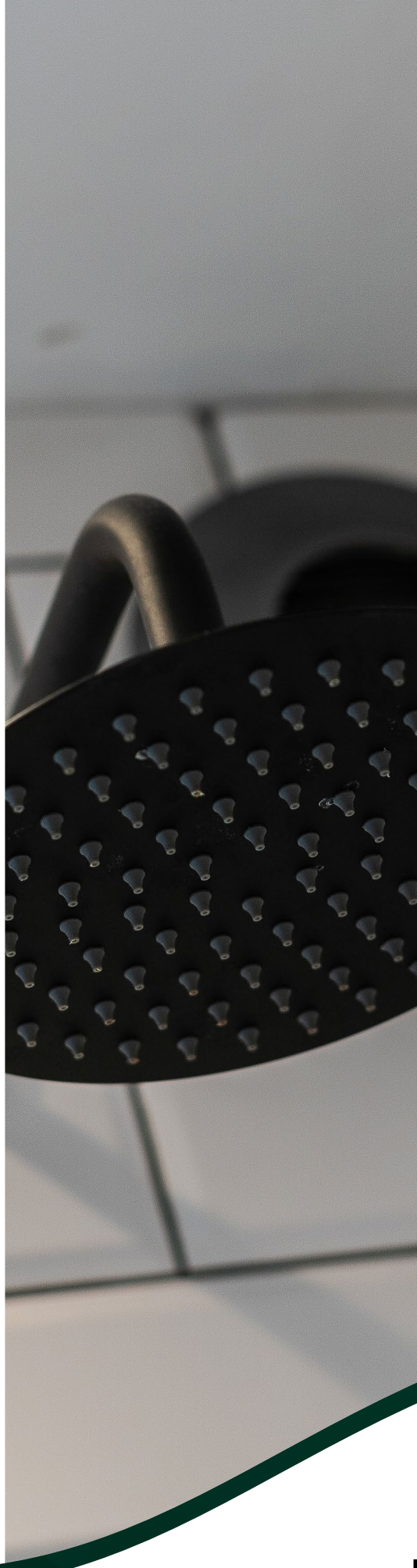


THE BEDROOMS









THE BATHROOM

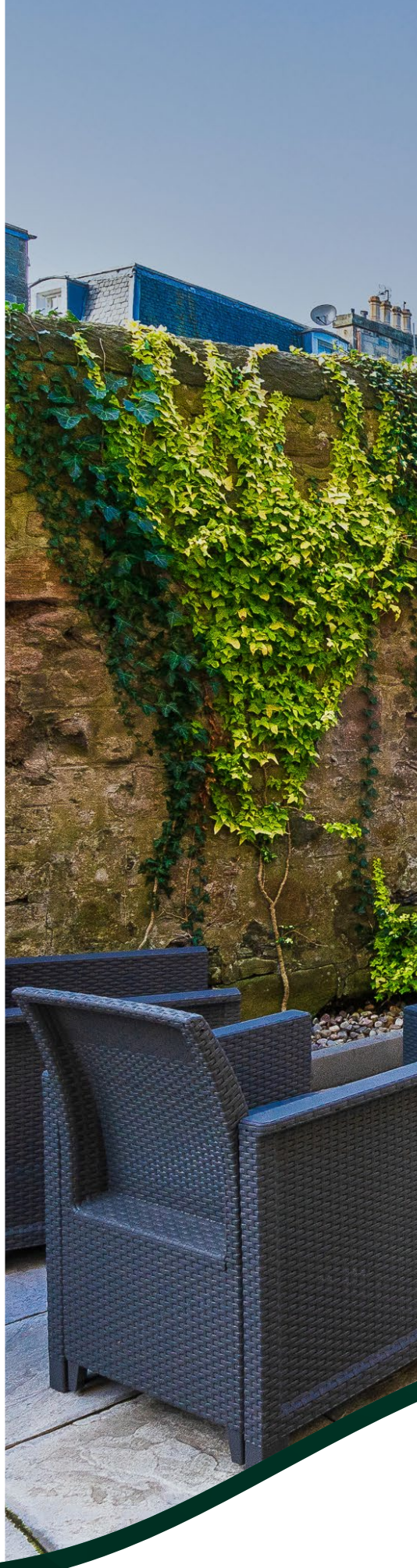




Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	6.00m (19'8") x 3.30m (10'10")	Bathroom	3.09m (10'2") x 1.40m (4'7")
Lounge	4.70m (15'5") x 3.90m (12'9")		
Bedroom 1	6.20m (20'4") x 4.40m (14'5")	Gross internal floor area (m ²): 91m ²	
Bedroom 2	3.10m (10'2") x 1.80m (5'11")	EPC Rating: D	



THE GARDEN







This property is well positioned on the edge of Morningside which is a very desirable area in Edinburgh. There is a selection of local amenities on Morningside road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside. Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks & Spencer food outlet. A good selection of quality schools are available within the catchment from primary through to secondary level and in the private sector, George Watsons. For further education, two of Napier Universities main campuses are close by.

Lying on the outer limits of Edinburgh City centre, the location offers superb outdoor leisure activities, with nearby Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive, with walking, biking and skiing on offer. For golf enthusiasts, there are numerous golf courses, including Braidhills and Mortonhall. There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.

The Location



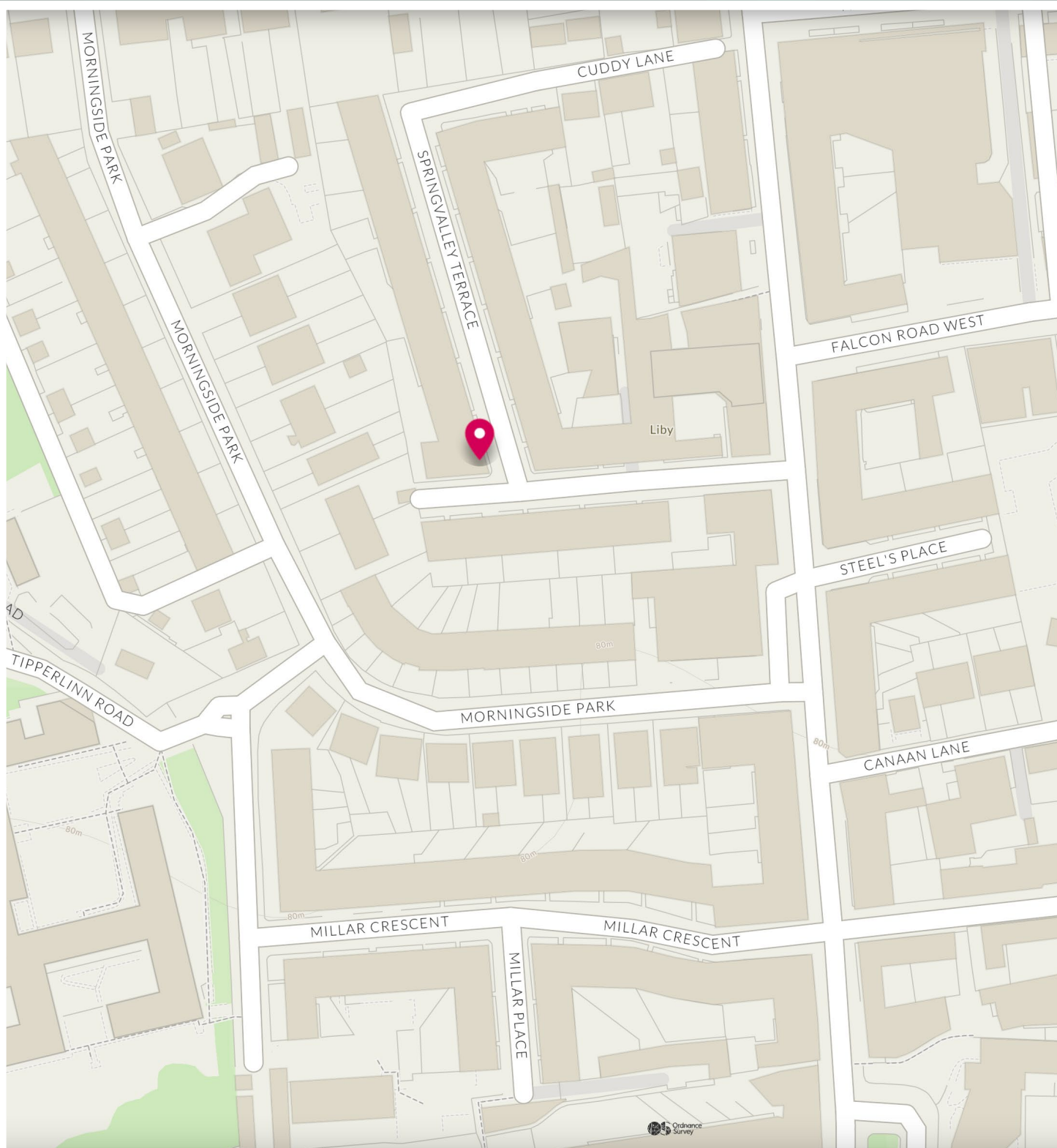


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
BEN STEWART CLARK
Area Sales Manager



Professional photography
ERIN MCMULLAN
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.