




McEwan Fraser Legal

Solicitors & Estate Agents

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16/1 Springvalley Gardens

EDINBURGH, EH10 4QG

Situated around two miles south of Princes Street, Springvalley Gardens one of the most popular addresses within the residential district of Morningside.

There are excellent local shops, bistros and bars in Morningside and Bruntsfield, including a Waitrose, Marks & Spencer, Sainsbury's and Tesco, as well as cultural amenities including the King's Theatre and Dominion Cinema.

Local sporting facilities include the Braid Tennis Club, on Cluny Gardens, a number of excellent golf courses and there are beautiful walks in the open spaces around Blackford Hill and Pond, The Braids and The Hermitage. Bruntsfield Links, The Meadows are also closeby.

The property is in the catchment for South Morningside and St. Peter's RC Primary Schools and Boroughmuir High School.

The property is ideally located for access to the city centre and the financial district in the West End, as well as The Gyle, Gogarburn and Edinburgh Park. The city bypass is within easy reach, providing excellent access to Edinburgh International Airport and the Central Scotland motorway network.



The Location

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McEwan Fraser Legal is delighted to present to the market this well presented one bedroom, ground floor flat, presented to the market in walk-in condition. The size and internal condition make this a highly desirable property for any purchaser. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary neutral theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and individuality.

The apartment is entered via a welcoming hall and provides access to all rooms. The lounge is flooded with natural light thanks to a large window looking out the rear of the building and provides plenty of

space for furniture configurations. The kitchen is fitted with a good range of floor and wall mounted units providing lots of worktop space for the aspiring chef. The generous sized master bedroom allows plenty of space for free-standing units as well as being flooded with light thanks to a window to the rear of the building. In addition, there is a good-sized box room with full size single bed and fully fitted wardrobes, as well as a three-piece family bathroom.

This property also benefits from gas central heating, full double glazing, ownership of the cupboard underneath the main stair and more than adequate on-street parking to accommodate for residents and visitors. The property also provides a large private garden space to the rear of the building.



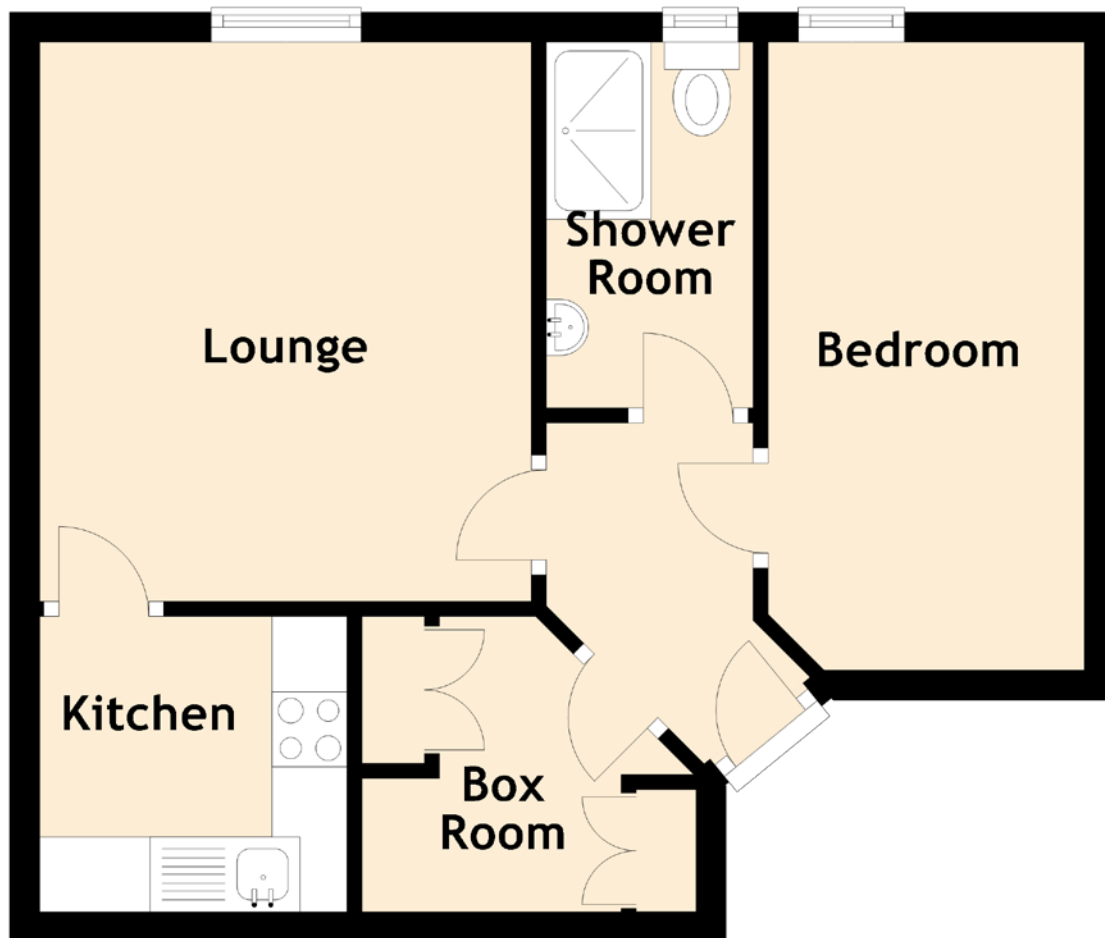






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

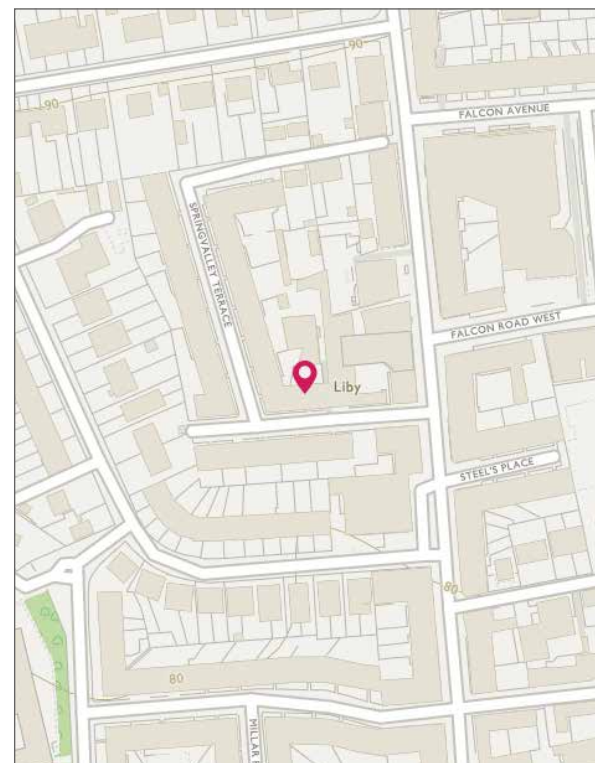


Approximate Dimensions (Taken from the widest point)

Lounge	3.73m (12'3") x 3.28m (10'9")
Kitchen	2.05m (6'9") x 1.97m (6'6")
Box Room	2.23m (7'4") x 1.97m (6'6")
Shower Room	2.44m (8') x 1.38m (4'6")
Bedroom	4.19m (13'9") x 2.11m (6'11")

Gross internal floor area (m²): 35m² | EPC Rating: D

Extras (Included in the sale): Kitchen appliances, floor coverings, light fittings and window dressings.





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**Part
Exchange
Available**

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