

PF2 8 Springvalley Terrace

EDINBURGH, EH10 4QA



*Beautifully Presented One Bed Apartment in
Edinburgh's Popular Morningside*



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McEwan Fraser Legal is delighted to present this one-bedroom apartment in Morningside. The property is in walk-in condition having been well cared for by the current owners. Inside, the property comprises of:

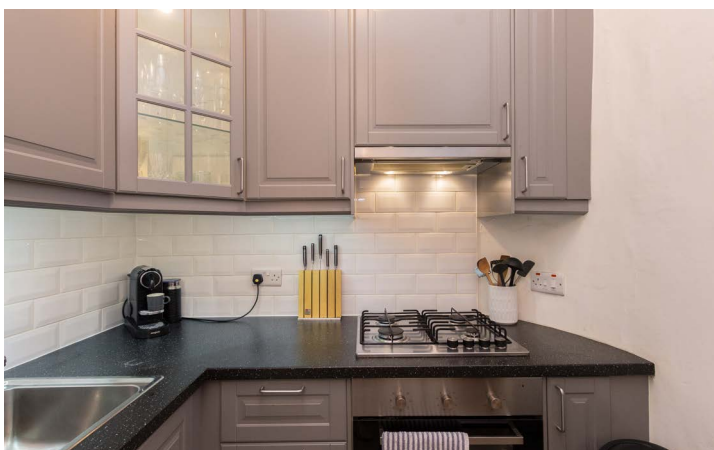
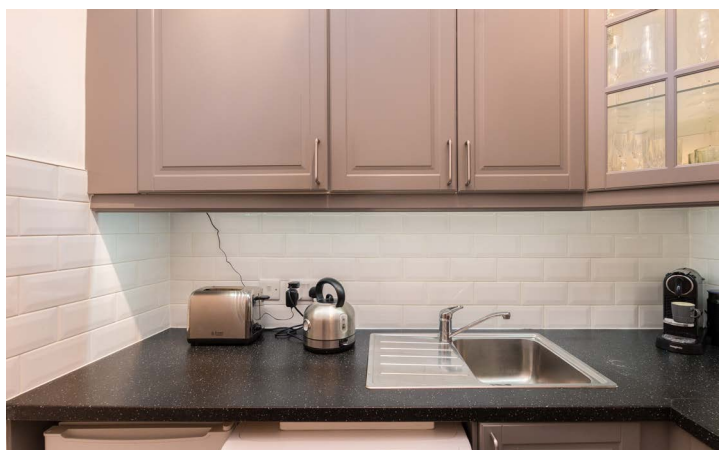
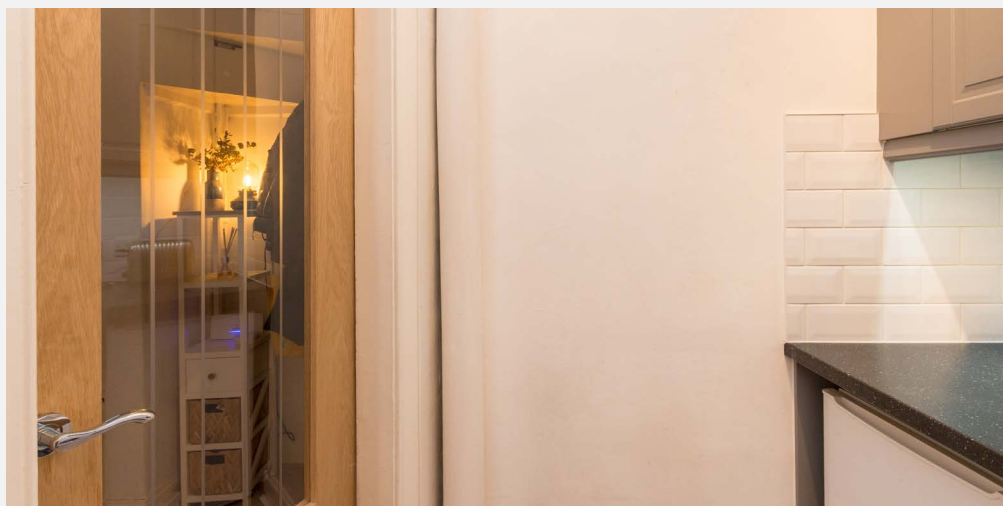
- Fully equipped modern kitchen with plenty of storage space in wall and base units and free-standing white goods. With the gas hob and fan oven making home cooking a breeze.
- Spacious living/dining area which is bright and cosy and could be configured in various ways.
- One well proportioned double bedroom which will accommodate free-standing storage furniture
- The shower room in the property has a modern feel having been upgraded by the current owners. Making the most of the space on offer.

In addition to this, the property benefits from single glazing, gas central heating and on-street permit parking. This is a rare opportunity to acquire this well cared for flat suitable for a professional couple, first-time buyer or even by to let investor. Early bird viewing is recommended.

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the lounge

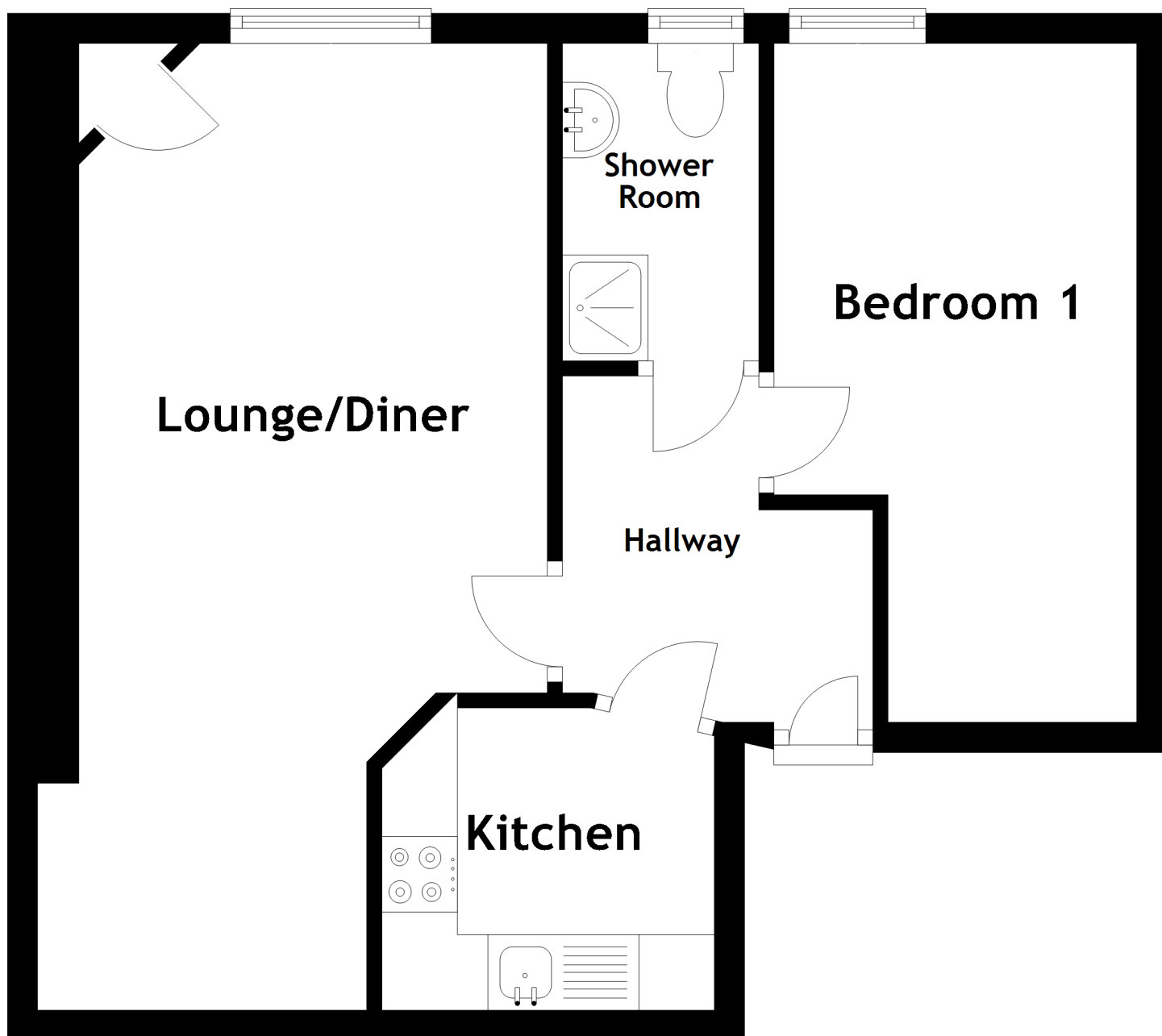


the bedroom





shower room



Approximate Dimensions (Taken from the widest point)

Lounge/Diner	6.40m (21') x 3.37m (11'1")
Kitchen	2.20m (7'3") x 1.80m (5'11")
Bedroom 1	4.49m (14'9") x 2.40m (7'10")
Shower Room	2.10m (6'11") x 1.30m (4'3")

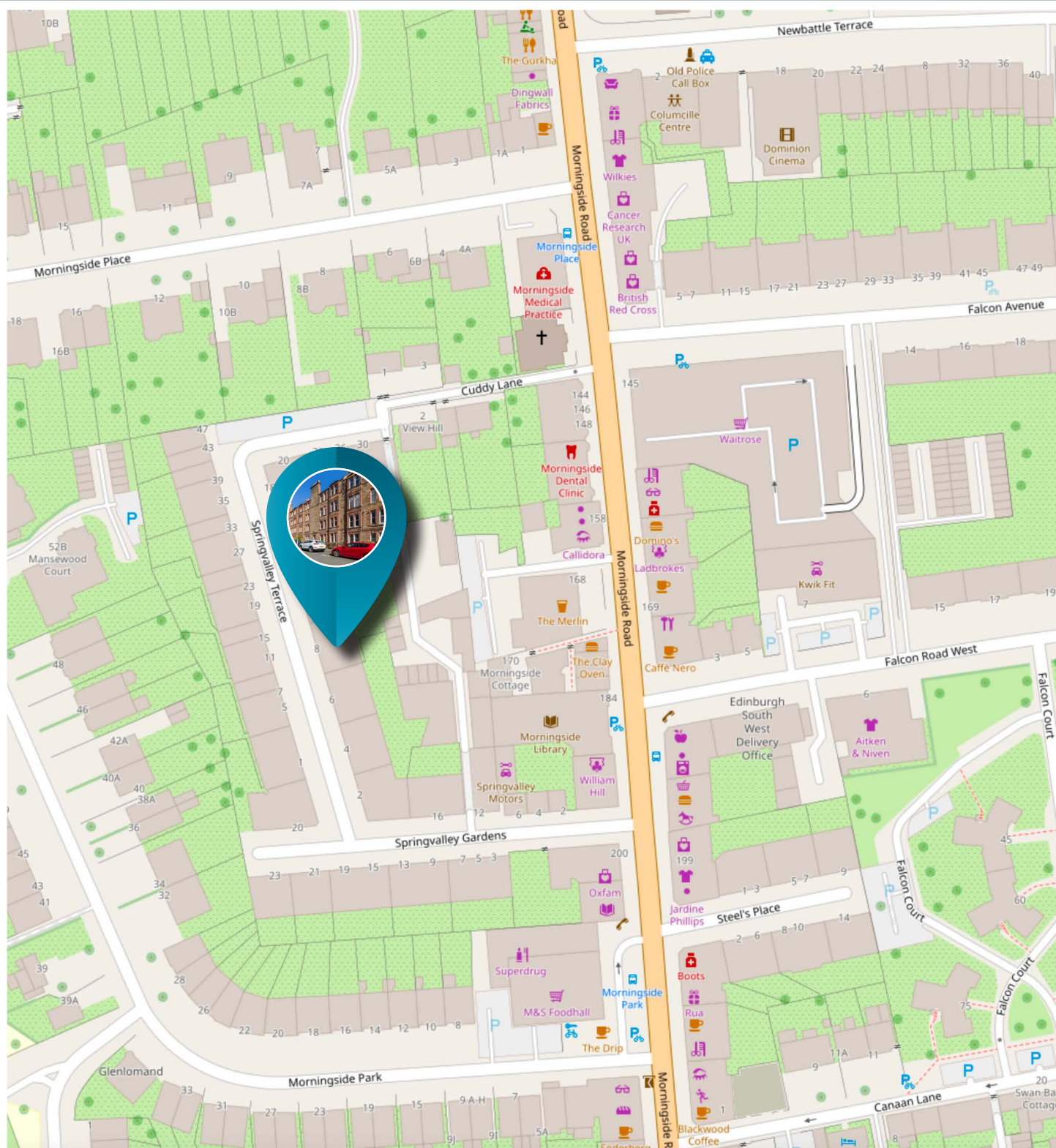
Gross internal floor area (m²): 42m²
EPC Rating: C





This property sits on the cul de sac of Springvalley Terrace in the heart of Morningside, west of the Braids, a highly sought after residential area. There are a wide range of local amenities in Morningside, including doctors, dentists, chemists and a superb selection of independent specialist shops, High Street shops, bars, cafes, restaurants and a Waitrose supermarket. Further afield, Straiton Retail Park is a short drive away.

Lying on the outer limits of Edinburgh city centre, the location offers superb outdoor leisure activities, with nearby Morningside Park, Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive away. For golf enthusiasts, there are numerous Golf Courses, including Braidhills and Mortonhall.



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