

GF2 21 Springvalley Gardens

MORNINGSIDE, EDINBURGH, EH10 4QF



*IMMACULATELY-PRESENTED,
TWO-BEDROOM, GROUND-FLOOR FLAT*



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Part Exchange available! McEwan Fraser is delighted to offer this generous and immaculately-presented, two-bedroom, ground-floor flat to the market. Superbly positioned in sought-after Morningside, this flat presents an unparalleled opportunity to experience refined urban living at its finest.

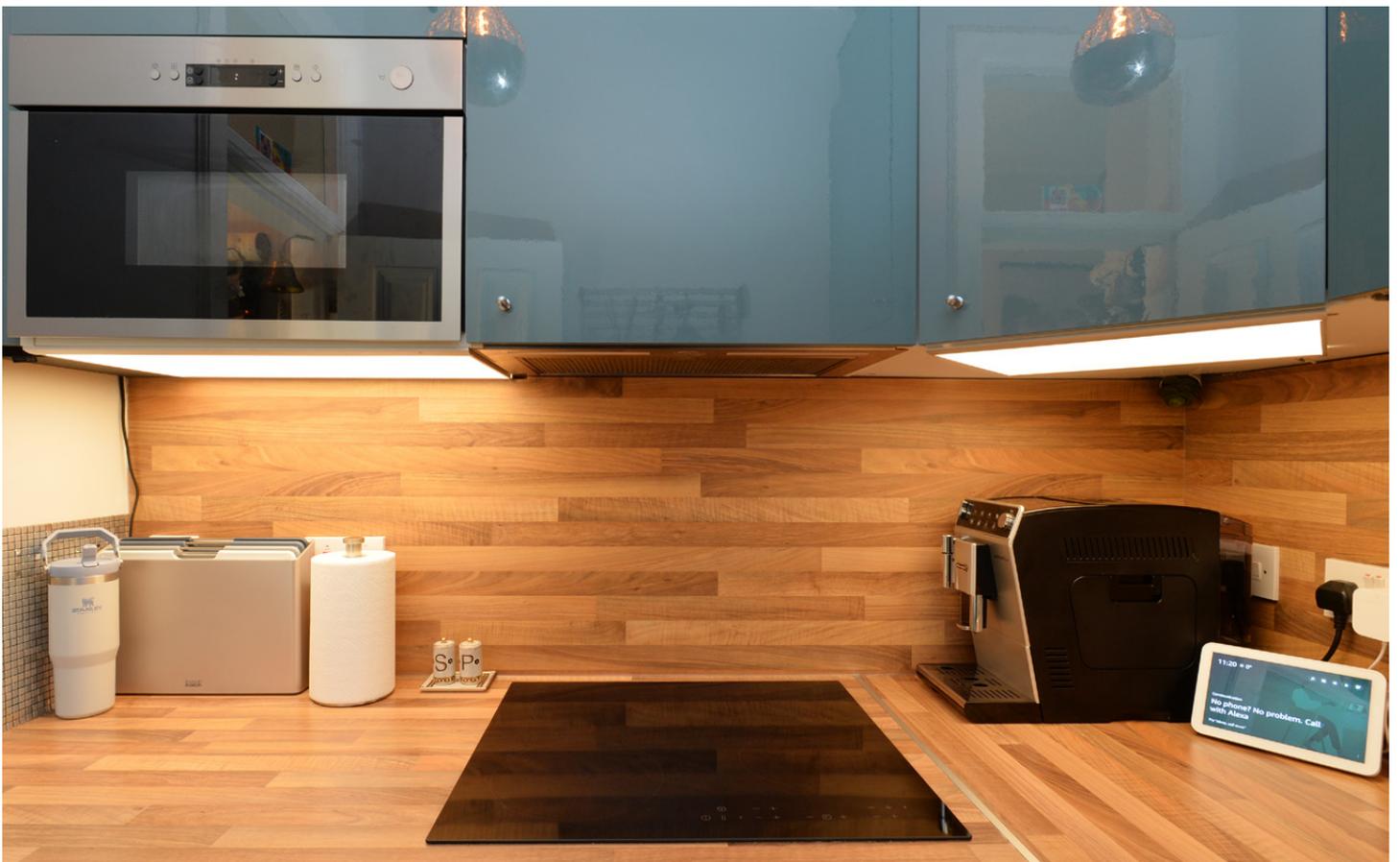
Internally this residence offers a seamless blend of modern comforts and classic period charm. It boasts an array of desirable features including high ceilings, ornate cornices, a beautiful modern wood-burning stove, and direct access to the communal rear garden. Further benefits include under-floor heating in the shower room, gas central heating and double glazing for extra warmth and comfort.

The internal accommodation is focused on a stunning living room that boasts a high ceiling, an ornate cornice, a feature fireplace, and ample space for different furniture arrangements. The space on offer will give the new owner plenty of flexibility to create their ideal entertaining space.





The kitchen is adjacent to the living room and has been well thought out to make excellent use of the available space. There is a good range of base and wall-mounted units that give ample prep and storage space. Induction hob, electric oven, microwave, and fridge are all integrated.



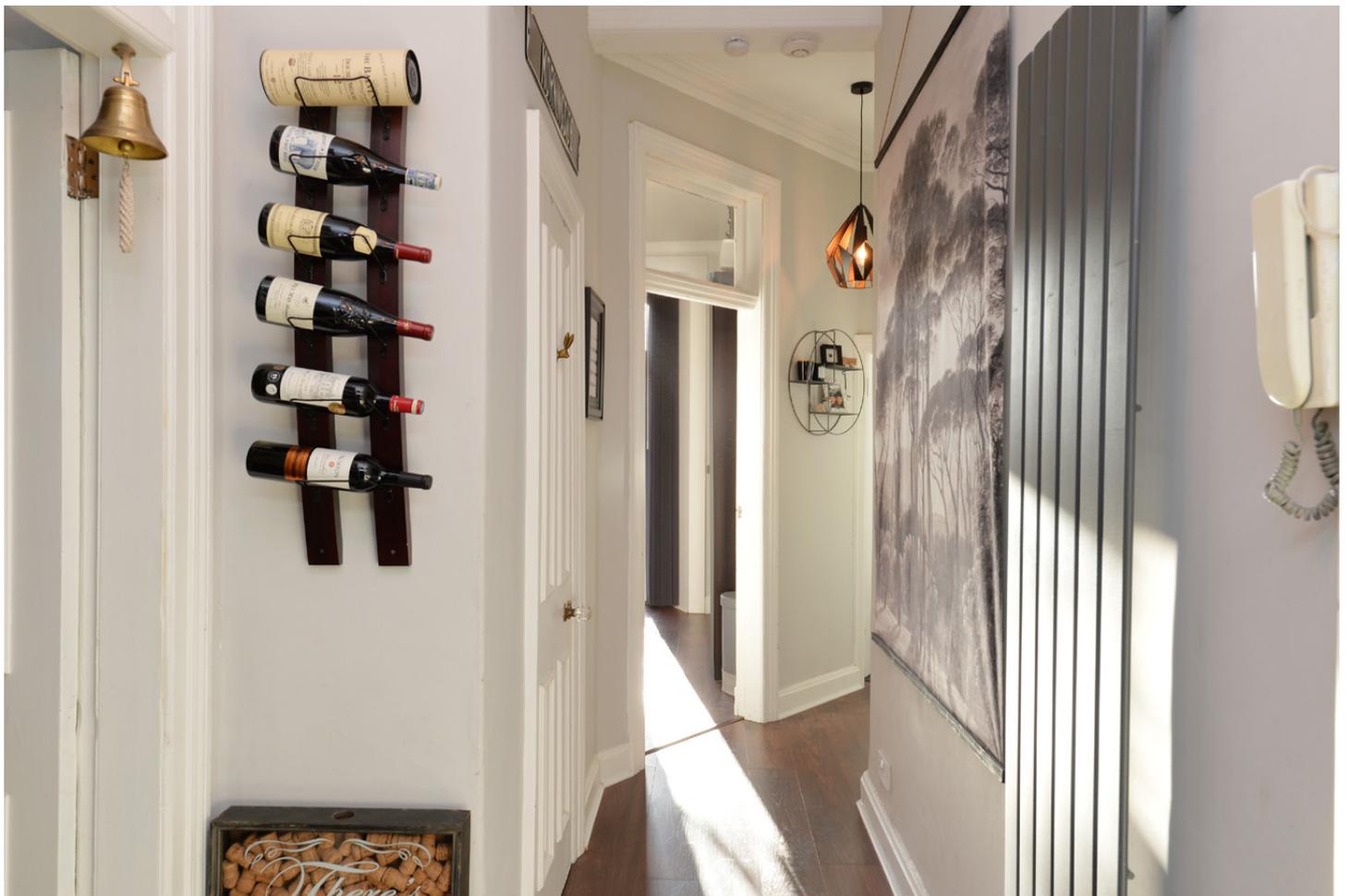
Bedroom one is a generous double that has French doors opening to the rear garden. Stylishly decorated, there is plenty of space for a large frame bed and a suite of free-standing bedroom furniture. Bedroom two is a further double bedroom that would make an ideal home office if finished with a desk and a day bed for occasional guests. The internal accommodation is completed by the shower room with under-floor heating, is partially tiled and finished with a modern white suite.

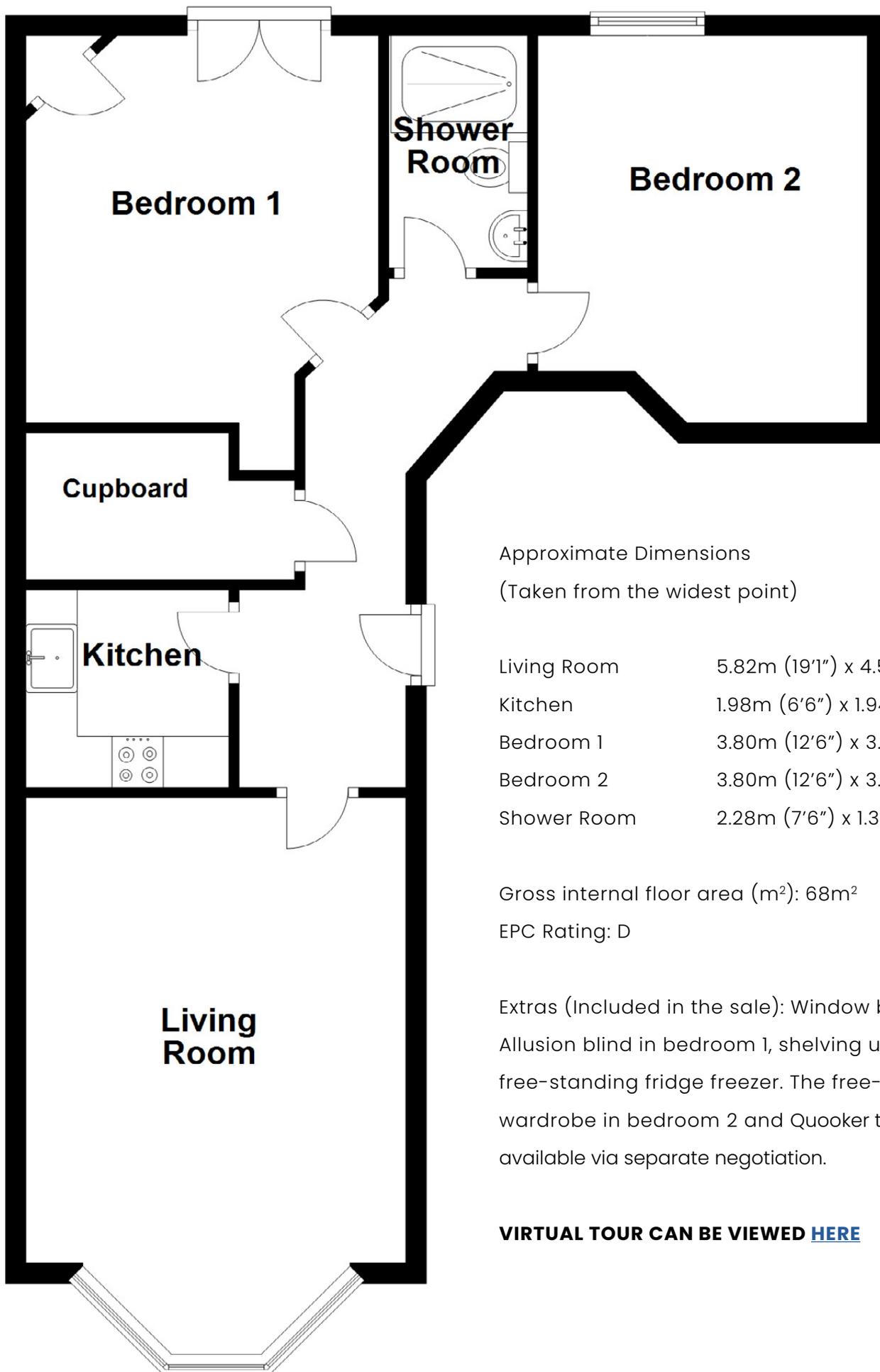




Bedroom 2







Approximate Dimensions
(Taken from the widest point)

Living Room	5.82m (19'1") x 4.57m (15')
Kitchen	1.98m (6'6") x 1.94m (6'4")
Bedroom 1	3.80m (12'6") x 3.43m (11'3")
Bedroom 2	3.80m (12'6") x 3.21m (10'6")
Shower Room	2.28m (7'6") x 1.35m (4'5")

Gross internal floor area (m²): 68m²

EPC Rating: D

Extras (Included in the sale): Window blinds, Allusion blind in bedroom 1, shelving units and free-standing fridge freezer. The free-standing wardrobe in bedroom 2 and Quooker tap may be available via separate negotiation.

VIRTUAL TOUR CAN BE VIEWED [HERE](#)



Externally, the property is quietly positioned with little to no passing traffic. The close is well-maintained and self-factored. There is a communal rear garden which is exceptionally well-maintained and has a southerly aspect making it a perfect sun trap all day long in the summer months.



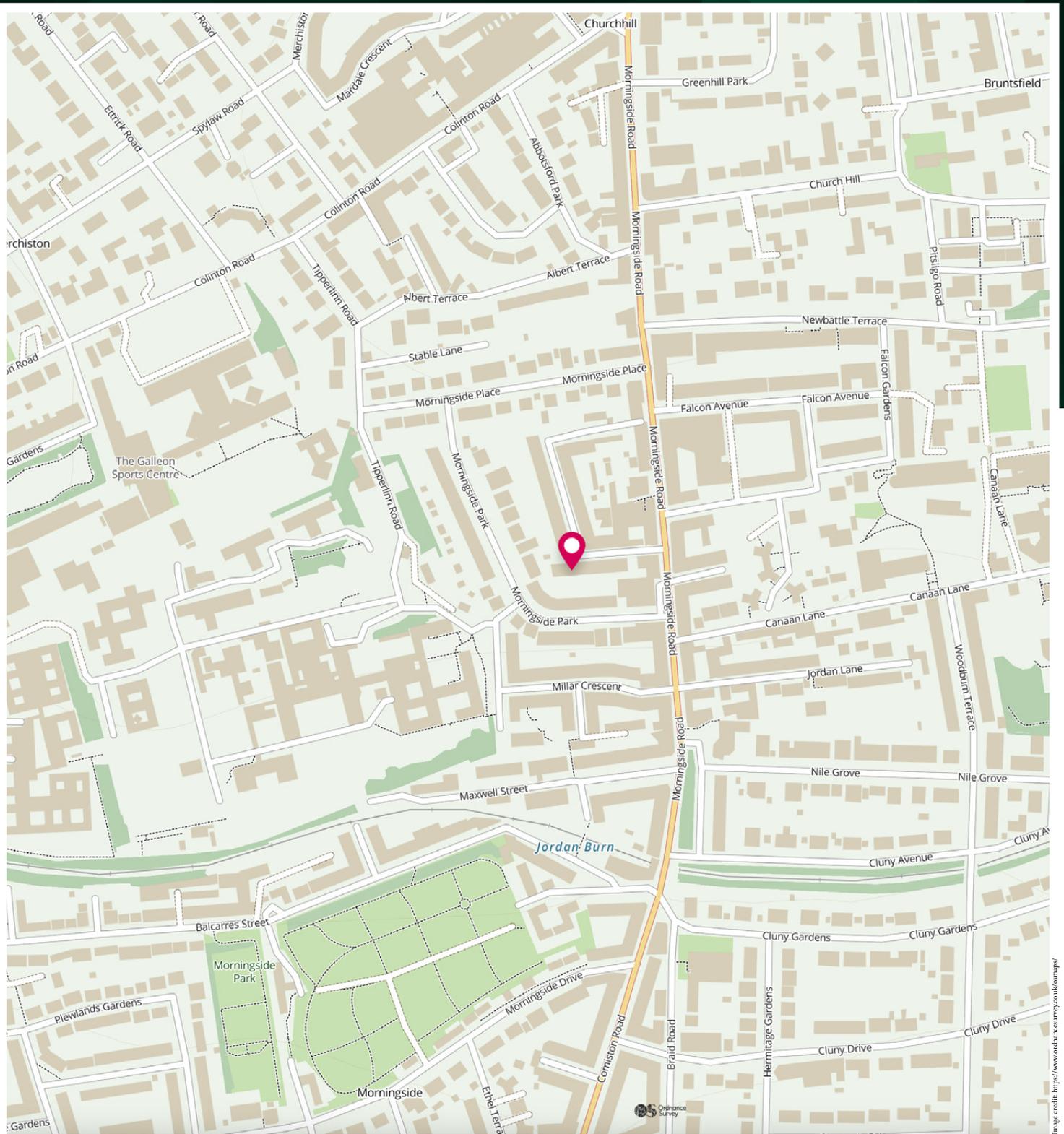


This property is well positioned in Morningside, one of the capital's most sought-after residential areas. There is a selection of local amenities on Morningside Road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket and M&S Food 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





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Exchange
Available**



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