

# 3F4 6 Springvalley Terrace

EDINBURGH, EH10 4QD



BEAUTIFUL TOP-FLOOR MORNINGSIDE  
FLAT WITH STUNNING VIEWS



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McEwan Fraser Legal is delighted to present this impressive one-bedroom top-floor flat, set within a handsome traditional Edinburgh tenement in the heart of highly sought-after Morningside. Combining beautiful period features, elevated views and a superb location, this charming property offers an excellent opportunity for first-time buyers, professionals and investors seeking a classic Edinburgh home.

Accessed via a well-maintained communal stair, residents are welcomed by a particularly attractive entrance featuring a beautiful cupola that floods the staircase with natural light. This striking architectural feature is synonymous with Edinburgh's traditional tenement buildings and immediately sets the tone for the character and charm found throughout the property.

## The Property



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Internally, the accommodation is enhanced by impressive ceiling heights and beautifully maintained original floorboards, creating the classic Edinburgh feel that buyers are often searching for.

The spacious living room is a bright and welcoming space, benefiting from a large window that allows natural light to pour into the room. Generous proportions provide ample space for both lounge and dining furniture, making it ideal for modern open-plan living. Useful storage cupboards further enhance the practicality of the room.

Leading directly from the living area, the kitchen has been thoughtfully laid out to maximise both storage and functionality. It features an integrated gas hob and oven, half-tiled walls and a good range of wall and base units, creating a practical and efficient workspace.

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The double bedroom offers comfortable accommodation with the same attractive period proportions found throughout the property, while the bathroom is well-appointed with a shower, heated towel rail, tiled flooring and a window providing natural light and ventilation. Half-tiled walls add a clean and contemporary finish.

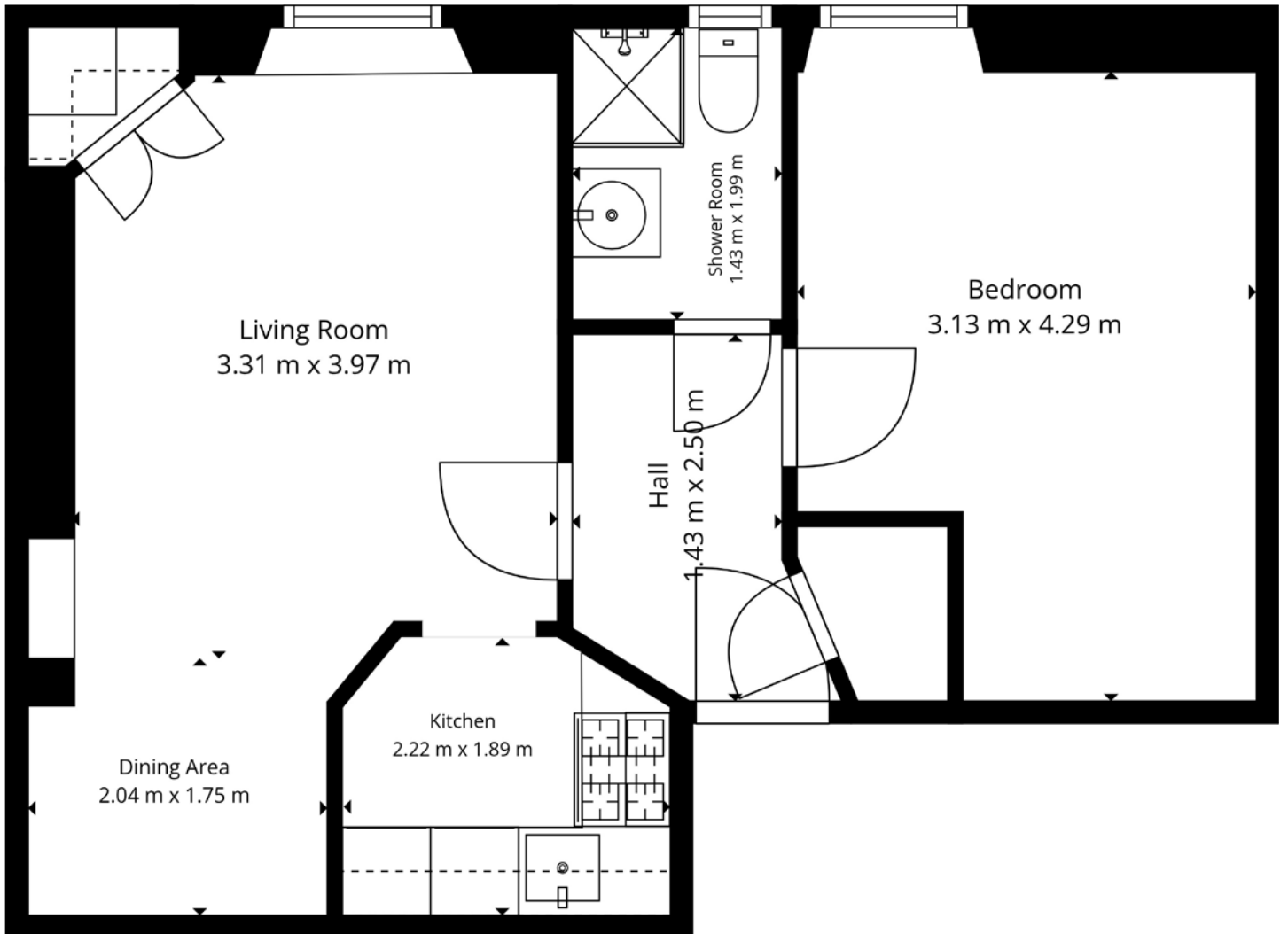
Further benefits include double glazing throughout and an efficient combi boiler, providing modern comfort while complementing the property's traditional character.

Offering elevated views, beautiful period features, generous proportions and a prime Morningside location, this delightful top-floor flat represents a fantastic opportunity to acquire a home full of character in one of Edinburgh's most desirable neighbourhoods.

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Gross internal floor area (m<sup>2</sup>): 43m<sup>2</sup>

EPC Rating: C

## Floor Plan



Situated in the heart of one of Edinburgh's most prestigious and sought-after residential districts, Springvalley Terrace enjoys an enviable position within Morningside, an area renowned for its elegant period properties, vibrant community atmosphere and outstanding local amenities. Morningside has long been regarded as one of the capital's most desirable neighbourhoods, offering an exceptional lifestyle for owner-occupiers while also providing strong and consistent rental demand for investors. The bustling Morningside Road is just moments away and offers an excellent selection of independent cafés, restaurants, artisan bakeries, boutiques and specialist retailers, alongside popular supermarkets and everyday conveniences.

For professionals, the property benefits from excellent transport links into Edinburgh city centre, the financial district and Haymarket Station, while several of the city's major employers, hospitals and business hubs are easily accessible. The nearby University of Edinburgh also contributes to strong rental demand from postgraduate students, academic staff and professionals seeking high-quality accommodation in a prime residential location.

## The Location



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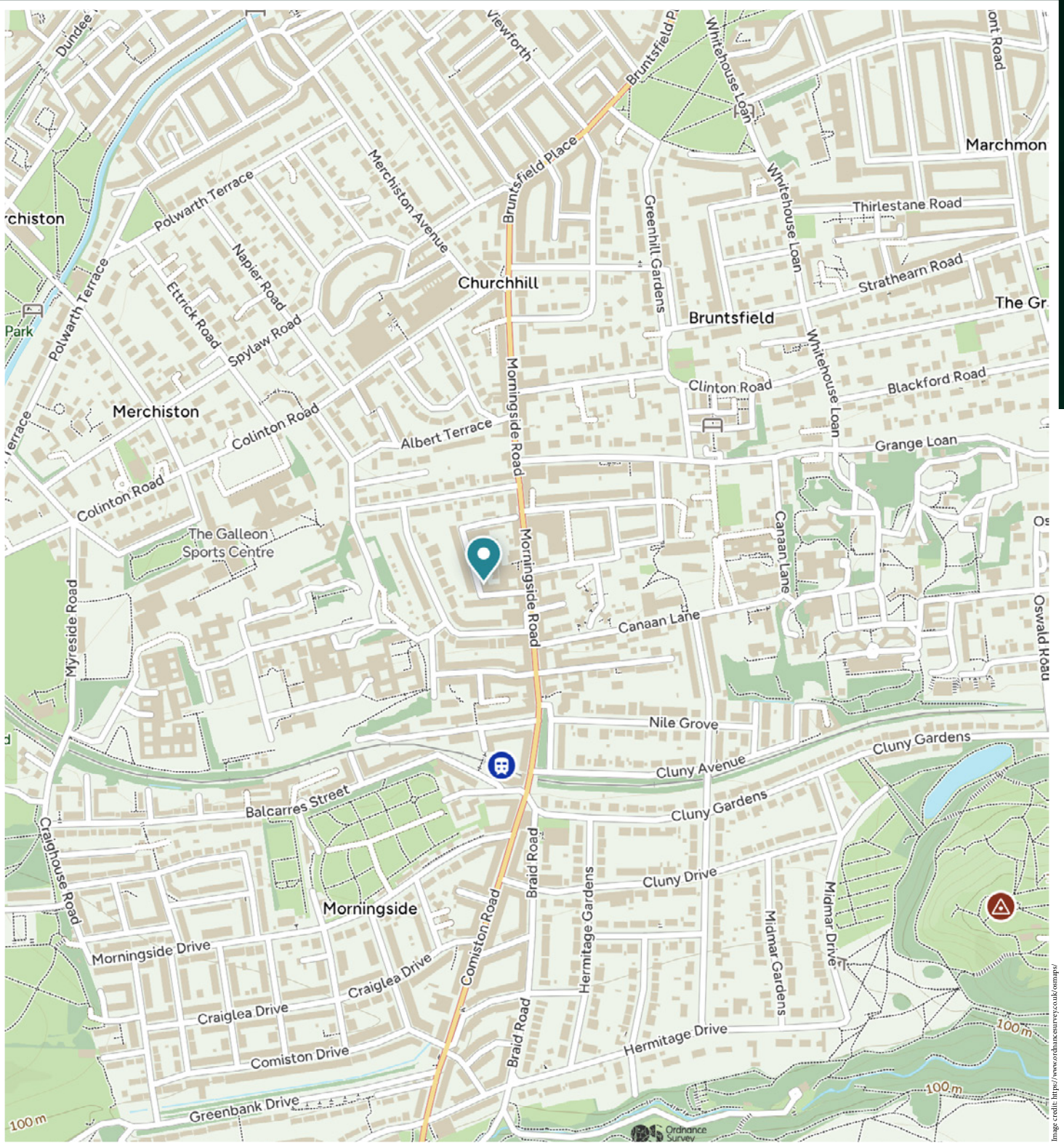
The area is particularly attractive to those seeking a balanced lifestyle, with an abundance of green spaces nearby including The Meadows, Bruntsfield Links and Blackford Hill, offering excellent opportunities for walking, running and outdoor recreation. The Dominion Cinema, one of Edinburgh's most iconic independent cinemas, is also within easy reach, further adding to the area's unique character and appeal.

Families are equally well catered for, with access to highly regarded schooling and a safe, established residential environment that continues to attract long-term homeowners.

Combining outstanding amenities, excellent connectivity, beautiful architecture and enduring desirability, Morningside remains one of Edinburgh's strongest residential markets. Whether seeking a stylish city home, a first-time purchase or a buy-to-let investment in a location with proven long-term appeal, Springvalley Terrace represents an exceptional address in one of the capital's most coveted neighbourhoods.

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## The Location



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