McEwan Fraser Legal
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Pf1 23 Springvalley Gardens

EDINBURGH, EH10 4QF

Elegant two-bedroom ground-floor period flat in the heart of Morningside

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Situated within the highly desirable Morningside area, PF1, 23 Springvalley Gardens is an impressive two-bedroom ground-floor flat that effortlessly combines timeless Edinburgh character with stylish modern living. From the moment you step inside, the welcoming hallway sets the tone for the property - spacious, elegant, and filled with the classic charm synonymous with traditional Edinburgh homes.

THE LOUNGE

The beautifully presented living room is a true highlight, boasting large windows that flood the space with natural light, intricate original cornicing, stunning original flooring, and a calming blue décor that creates a warm yet sophisticated atmosphere, the perfect space to relax or entertain. The stylish kitchen has been thoughtfully designed with contemporary living in mind, featuring eye-catching tiled walls, an integrated oven, and a gas hob, all finished to an excellent standard.

THE KITCHEN

Positioned quietly to the rear, the spacious principal bedroom benefits from upgraded sash and case windows and ample floor space, providing a comfortable sanctuary. To the front of the property, the generously proportioned bedroom offers a peaceful retreat, complete with a beautifully restored original fireplace that adds both charm and character. Completing the accommodation is the beautifully finished bathroom, designed with luxurious floor-to-ceiling tiling and featuring an integrated bath and shower, creating a sleek and high-end feel throughout.

THE BATHROOM

BEDROOM 1

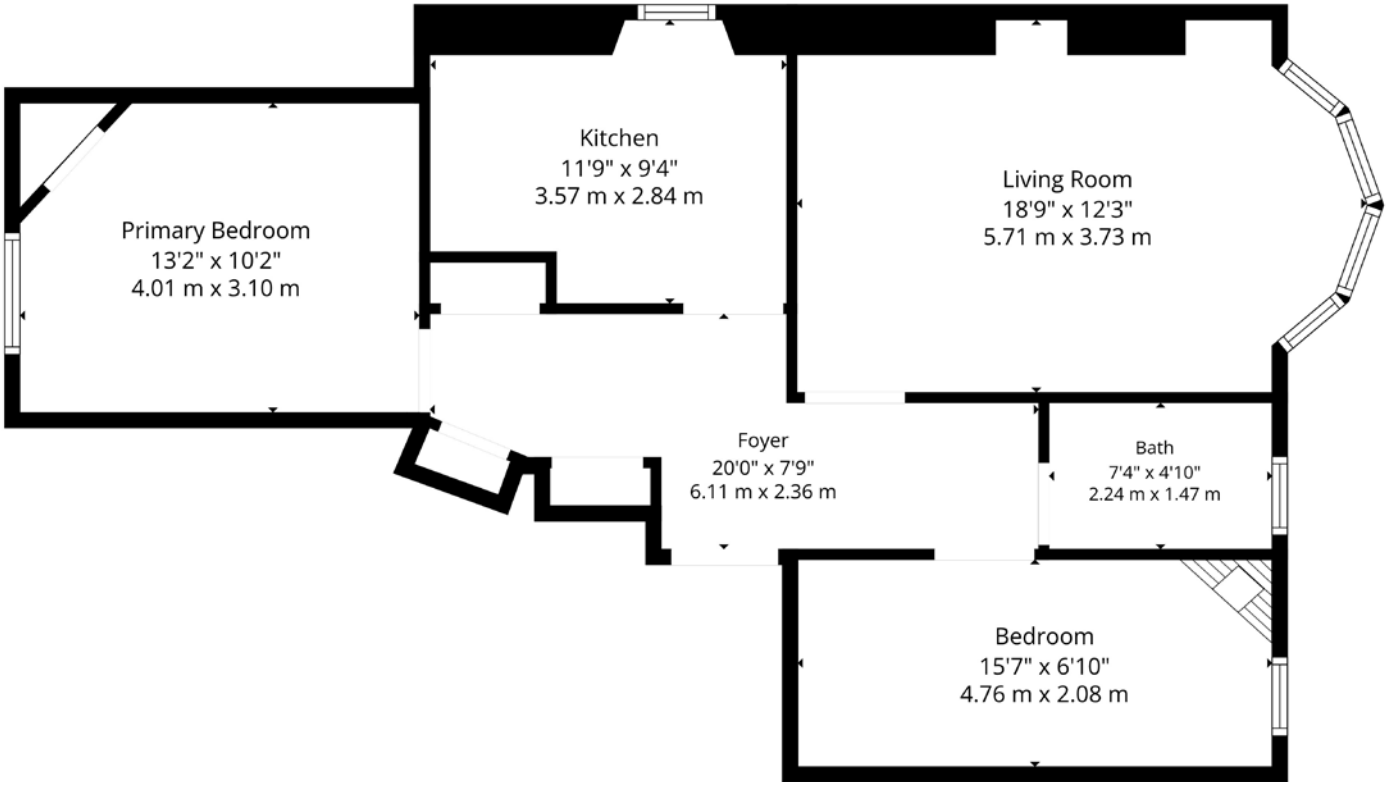
BEDROOM 2

Externally, residents can enjoy access to a well-maintained communal rear garden.

A superb opportunity to acquire a stylish and character-filled home in one of Edinburgh's most sought-after residential locations.

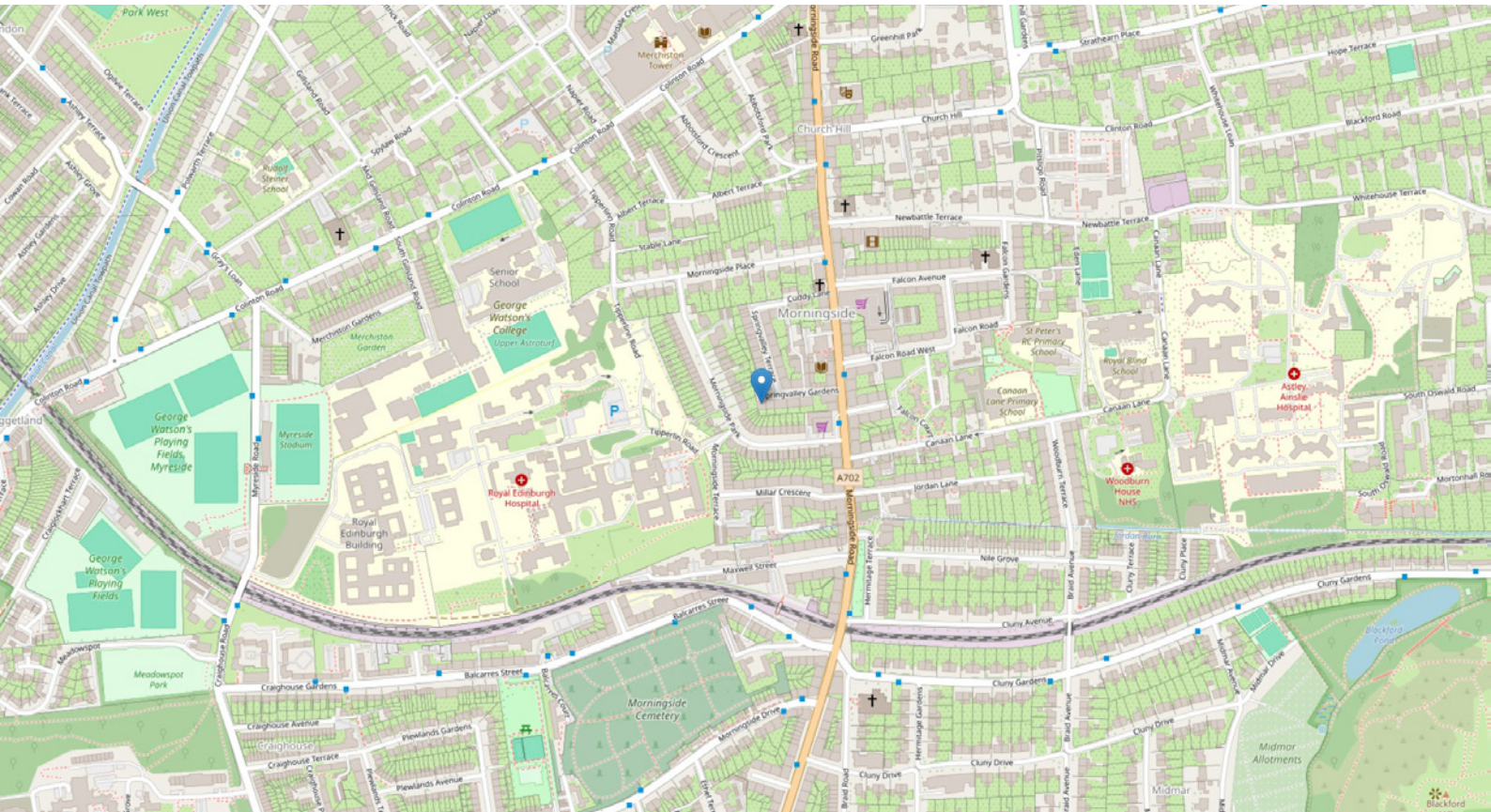
EXTERNALS

FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m^2): 66m^2 | EPC Rating: C



THE LOCATION

Located in the heart of the ever-popular Morningside district, Springvalley Gardens enjoys a superb position within one of Edinburgh's most sought-after residential areas. Renowned for its charming cafés, independent boutiques, artisan shops, and vibrant atmosphere, Morningside offers an exceptional lifestyle with an excellent range of local amenities right on the doorstep.

Residents are spoiled for choice with a variety of popular restaurants, coffee shops, delicatessens, and supermarkets nearby, while nearby Bruntsfield and Merchiston further enhance the area's appeal. For outdoor enthusiasts, The Hermitage of Braid, Blackford Hill, and the open green spaces of Bruntsfield Links and The Meadows are all within easy reach, offering excellent opportunities for walking, cycling, and recreation.

The property is also ideally situated for access to highly regarded schooling at both primary and secondary levels, along with several of Edinburgh's renowned private schools. Excellent public transport links provide quick and easy access to Edinburgh City Centre, the financial district, and surrounding areas, while nearby road connections offer convenient routes across the city and beyond.

Combining a peaceful residential setting with outstanding local amenities and excellent connectivity, Morningside continues to be one of Edinburgh's most desirable places to call home.

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