



17/5 Springvalley Gardens,
Morningside EH10 4QF



A well proportioned second floor flat which offers a beautiful home located in the heart of Morningside

 1 Bed  1 Bath  1 Reception

A well proportioned second floor flat situated in a traditional tenement located in the highly regarded area of Morningside. This recently renovated property offers a lovely home perfectly positioned next to excellent amenities and within easy reach of the City Centre. In brief the accommodation comprises; hall with storage cupboard, twin windowed sitting room, modern fully fitted dining kitchen, double bedroom, useful boxroom with clothes pulley, and stylish bathroom with shower over the bath.

Features

- Hall with storage cupboard
- Twin windowed sitting room
- Modern dining kitchen
- Double bedroom
- Boxroom
- Stylish bathroom
- Gas central heating
- Sash and case windows
- Residents permit parking
- Communal rear garden
- EPC Rating D

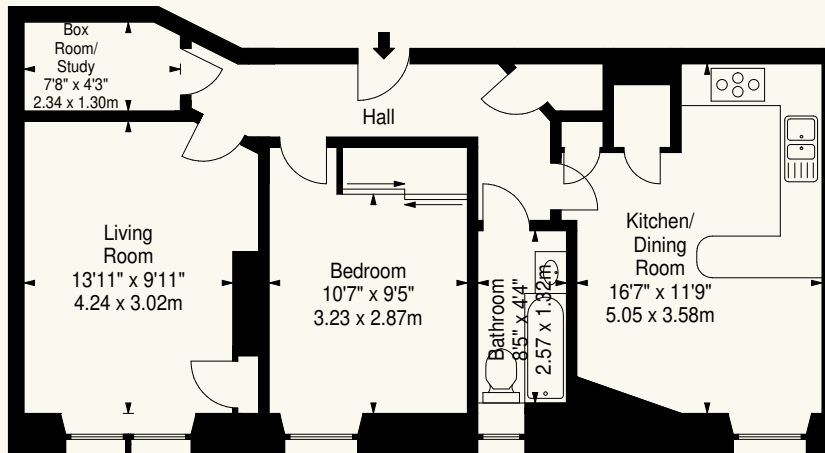
Offers Over £265,000

**Springvalley Gardens,
Edinburgh,
Midlothian, EH10 4QF**

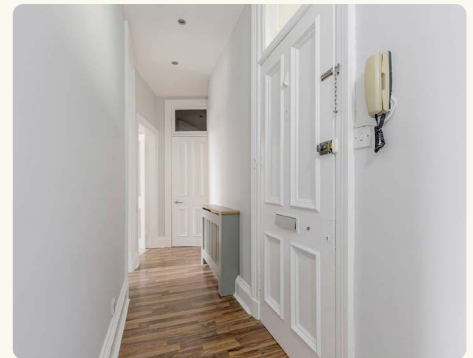
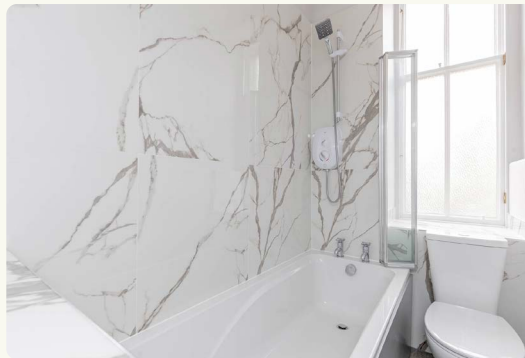


SquareFoot

Approx. Gross Internal Area
673 Sq Ft - 62.52 Sq M
For identification only. Not to scale.
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Second Floor



Morningside is a highly respected and much sought after residential area of the city, typified by broad tree lined avenues and substantial property styles set within large attractive gardens. Situated little more than 2 miles south of Princes Street, it is an area which successfully combines city centre accessibility with a leafy suburban environment. Local shopping facilities are first class and are within a few minutes. A large branch of Waitrose, a Marks & Spencer food outlet, a delicatessen, cheesemonger, fishmonger and family butcher, are to name but a few. There are a number of delightful individual boutiques and gift shops, popular coffee houses, restaurants and bars. There is also a cinema

and a theatre. The local primary and senior schools have an excellent academic reputation and there are a number of the city's private schools, including George Watson's College, within a few minutes on foot. The Merchants of Edinburgh Golf Course, the Craiglockhart Sports and Tennis Club, Hillend Winter Sports Centre, The Hermitage of Braid and the wonderful open spaces of the Pentland Hills Regional Park are all either within walking distance or within a short drive. Furthermore, Edinburgh International Airport and the city by-pass/central motorway network are all readily accessible.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsay on:

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