

2F4, 29 Springvalley Terrace
Morningside, EH10 4PZ

Deans
Solicitors & Estate Agents LLP





SECOND FLOOR FLAT

- Sitting Room
- Kitchen
- One Bedroom
- Bathroom
- Gas Central Heating & Double Glazing
- Communal Grounds
- On-Street Parking
- EPC Rating- C



Forming part of a traditional tenement building, this beautifully presented second-floor flat retains a wealth of charming period features. The property is situated in the highly desirable area of Morningside, to the south of Edinburgh City Centre. The property enjoys a convenient location close to a wide range of local amenities, including the bustling Morningside Road, which offers an excellent selection of shops, bars and restaurants. The property has excellent public transport links that provides easy access to the north and south and the city bypass can be easily accessible. The accommodation comprises a welcoming entrance hallway, bright and spacious living room/dining room featuring south-facing bay windows with views towards the Pentland Hills and an attractive fireplace, separate kitchen, useful utility room, generously proportioned double bedroom and a bathroom fitted with a shower over the bath. Externally, there is a well-maintained communal garden to the rear of the property and there is on-street permit parking available in the area. The property features double glazing and gas central heating. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood, fridge-freezer, washing machine and dishwasher. All appliances included in the sale are sold as seen with no warranty provided.







Springvalley Terrace,
Edinburgh,
Midlothian, EH10 4PZ

SquareFoot

Approx. Gross Internal Area
550 Sq Ft - 51.10 Sq M
For identification only. Not to scale.
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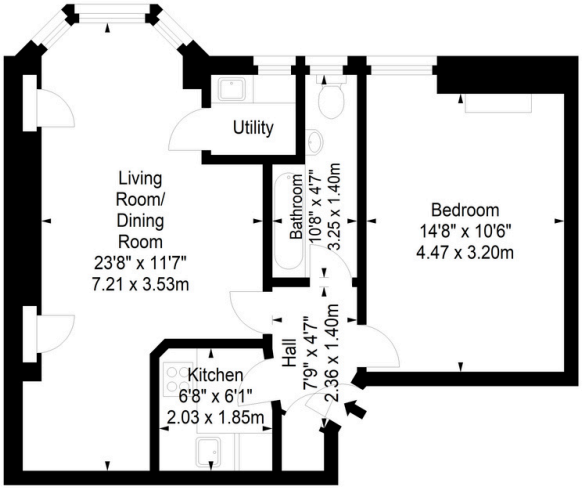

Second Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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