

**Thorntons**  
The right way to move



4/3F1 Springvalley Terrace, Morningside, Edinburgh, EH10 4QD

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## Bright third/top-floor tenement flat

**Located in the heart of sought-after Morningside, just a stone's throw from outstanding shopping amenities and public transport links, this one-bedroom third/top-floor tenement flat promises a delightful city abode for professionals, or as a rental investment.**

*The wonderfully light and airy home enjoys attractive muted interiors, paired with charming original features, and further benefits from access to a sunny, well-kept communal garden.*

Approached via a secure communal stairwell, the flat's front door opens into a hall with useful built-in storage. The hall is presented with neutral décor and wood-styled flooring, a finish that continues into the adjoining open-plan reception area and kitchen. This congenial living space is brightly lit by a large picture window, with a quaint seat, and incorporates a flexible sitting area (with built-in storage), a partially enclosed alcove perfect for intimate seated dining, and a corner kitchen. Appointed in complementary white and wood tones, offset by eye-catching maroon splashback tiling, the contemporary kitchen provides cabinet storage, workspace, an integrated oven and a gas hob, and a freestanding tall fridge/freezer and a washing machine.



## Double bedroom with period fireplace

**Returning across the hall, you reach an elegant double bedroom presented with sage green walls, fitted carpeting, and the enchanting period features of cornicing and a fireplace.**

*The room can comfortably accommodate a range of bedroom furniture items and benefits from a large picture window. Finally, completing the accommodation on offer is a bright, all-white modern bathroom replete with a WC-suite, a chrome towel radiator, and a bathtub with an overhead shower.*

The property features gas central heating and double glazing throughout. Externally, residents of the tenement share access to a neatly lawned rear garden, with a sunny aspect. On-street parking in the vicinity falls under Controlled Parking Zone S2. Extras: All fitted floor and window coverings, light fittings, and integrated and freestanding kitchen appliances are included in the sale. EPC Rating: D.

## Features

- Highly-desirable city location
- Tasteful interiors & charming features
- Bright third/top-floor tenement flat
- Secure entry system
- Hall with storage
- Open-plan living room & modern kitchen, with dining alcove
- 1 Double bedroom with period fireplace
- Attractive bathroom
- Delightful communal garden
- Controlled on-street parking (Zone S2)
- GCH and DG



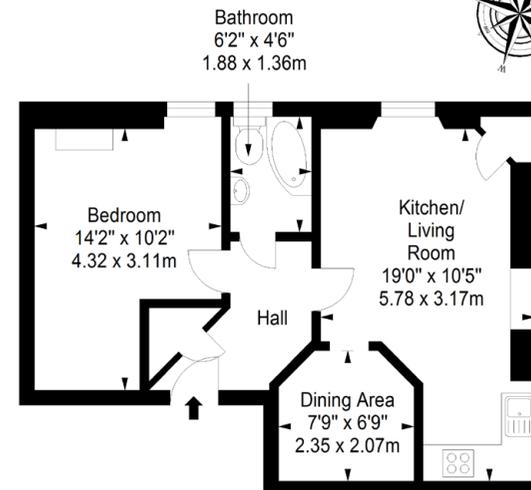
## Morningside

Lying southwest of Edinburgh city centre, the fashionable suburb of Morningside is cherished for its unique “small-town” feel.

Ideally positioned for both swift access into the city and easy escapes to the country, the area is popular with families, professionals and students alike. Bustling Morningside Road is lined with an unrivalled selection of cafés, bistros, and independent shops, as well as a Waitrose and M&S supermarket. With a diverse range of authentic pubs and trendy restaurants, Morningside is the perfect place to relax and unwind. Residents of Morningside are also spoiled for choice when it comes to entertainment with the boutique Dominion Cinema and the Churchhill Theatre offering a varied programme of screenings and live performances all year round. Fitness enthusiasts can visit Craiglockhart Leisure Centre for excellent gym, tennis, and fitness facilities, or for those who prefer the great outdoors, it's just a short drive to the Pentland Hills Regional Park for hiking, cycling and pony trekking and also the slopes at Midlothian Snowsports Centre. Morningside is renowned for its outstanding range of state schools, as well as its proximity to some of the capital's finest private schools including the Edinburgh Rudolf Steiner School and George Watson's College. Morningside enjoys superb transport links across the city, as well as quick and easy access to Edinburgh City Bypass, Edinburgh Airport and the M8/M9 motorway networks.



Third Floor  
Approx. 43.0 sq. metres (462.9 sq. feet)



Total area: approx. 43.0 sq. metres (462.9 sq. feet)