

14 BRAIDBURN TERRACE

Morningside, Edinburgh, EH10 6ES



Traditional mid-terraced house in sought-after Morningside, within the Morningside conservation area, with four bedrooms, three reception rooms, a breakfasting kitchen, a home office, and a modern wet room (plus a WC), as well as mature gardens and access to on-street parking, with a permit needed at certain times.



EPC
RATING:

E

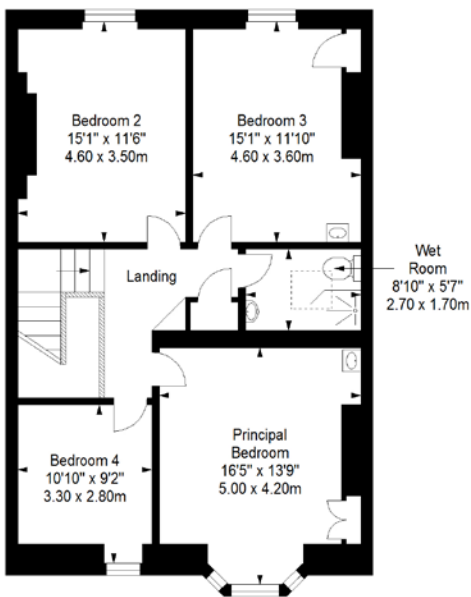
COUNCIL
TAX BAND:

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VIEWING

By appointment with Gilson Gray on 0131 516 5366

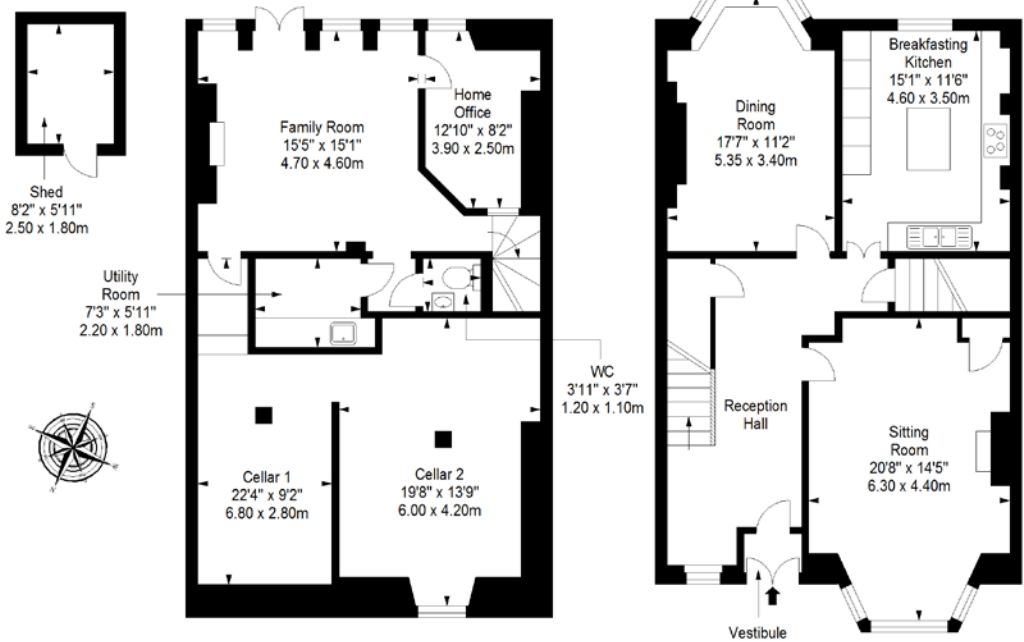
First Floor
Approx. 79.0 sq. metres (850.4 sq. feet)



Shed
Approx. 4.5 sq. metres (48.4 sq. feet)

Garden Level
Approx. 80.5 sq. metres (866.5 sq. feet)

Ground Floor
Approx. 82.1 sq. metres (883.7 sq. feet)



Total area: approx. 246.1 sq. metres (2649.0 sq. feet)



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Kitchen appliances comprising an integrated oven and combination microwave, an induction hob, and an extractor fan, as well as a freestanding fridge, freezer, and dishwasher will be included in the sale. The made-to-measure, fitted plantation-style window shutters will also be included. Please note, no warranties or guarantees shall be provided for the appliances.



A traditional mid-terraced house in Morningside

This traditional, mid-terraced, four-bedroom house in Morningside offers a desirable family home with spacious and flexible accommodation arranged over three floors. The property lies just a short stroll from the Hermitage of Braid and Blackford Hill Local Nature Reserve, with other amenities, including shops, schools and transport links, also easily accessible.

GENERAL FEATURES

- Traditional mid-terraced house in Morningside
- Within the Morningside conservation area
- Filled with period charm and character

ACCOMMODATION FEATURES

- Entrance vestibule and hall with storage
- Impressive sitting room
- Formal dining room
- South-facing family room
- Home office
- Timeless breakfasting kitchen
- Four double bedrooms
- Modern wet room (and separate WC)
- Useful utility room

EXTERIOR FEATURES

- Leafy front garden
- South-facing, mature rear garden
- On-street parking (permit needed between 13:30 - 15:00)

The Entrance

An inviting first impression

A lovely leafy garden provides a welcoming first impression of the home and the front door, approached via a pathway, opens into an entrance vestibule, flowing through to a reception hall. The hall is accompanied by built-in storage and gives a glimpse of the airiness and period details to follow.





The Sitting Room

A spacious, yet cosy room for relaxing

The sitting room is situated to the front of the property and offers a wonderfully bright and spacious reception room with plenty of space for lounge furniture configurations, all arranged around a striking feature fireplace. Further characterful details in the room include a bay window with a panelled surround, cornicing, a picture rail, and a dado rail.

The Dining Room

A south-facing formal space for meals and entertaining



The dining room is positioned to take advantage of the home's rear south-facing aspect and enjoys lovely views of the leafy back garden through a large bay window with a charming window seat, and offers the perfect setting for seated family meals and entertaining with guests. The room is further enhanced by a fireplace, rich-red décor, corning, a picture rail, and handsome oak flooring.

The Family Room

A third casual reception room with versatility

The final reception room can be found at garden level and enjoys neutral décor, modern wood-styled flooring, and a warming open fire, as well as direct access to the garden and tall south-facing windows capturing garden views. Flexible floorspace is provided for a choice of furniture layouts, and the family room is adjoined by a home office. A WC, a utility room, and cellar storage can also be accessed from here.





The Breakfasting Kitchen



*A timeless and
attractive, yet
well-equipped and
functional space*

The kitchen conveniently neighbours the dining room on the ground floor and is fitted with a wealth of timeless Shaker-inspired cabinetry and quartz worktops, with a central island offering cabinet storage and a wood worktop. Space is provided for an additional casual dining/breakfasting area, and the kitchen enjoys the same leafy garden views and south-facing aspect as the dining room.

The Bedrooms

Relaxing sleeping areas

The sleeping accommodation and wet room can be found on the first floor, accessed via a landing with storage. The bedrooms are all good-sized doubles and three are neutrally decorated and fitted with carpets for optimum comfort underfoot. The principal bedroom has a built-in cupboard, whilst one of the others has an Edinburgh Press.





The modern wet room comprises a walk-in shower area with a glazed screen, a basin atop a vanity storage unit, a WC, and a chrome towel radiator.



Gardens & Parking

Tranquil outdoor space and on-street parking

Externally, in addition to the front garden, the home is accompanied by a mature, enviably south-facing rear garden featuring a patio for outdoor seating, a lawn, and a wealth of leafy established shrubs, trees, and hedges. The home also has access rights to the tennis club grounds to the rear of the property, for which there is a gate from the garden. Parking on Braidburn Terrace is restricted between 13:30 - 15:00, when a residents' permit is required.

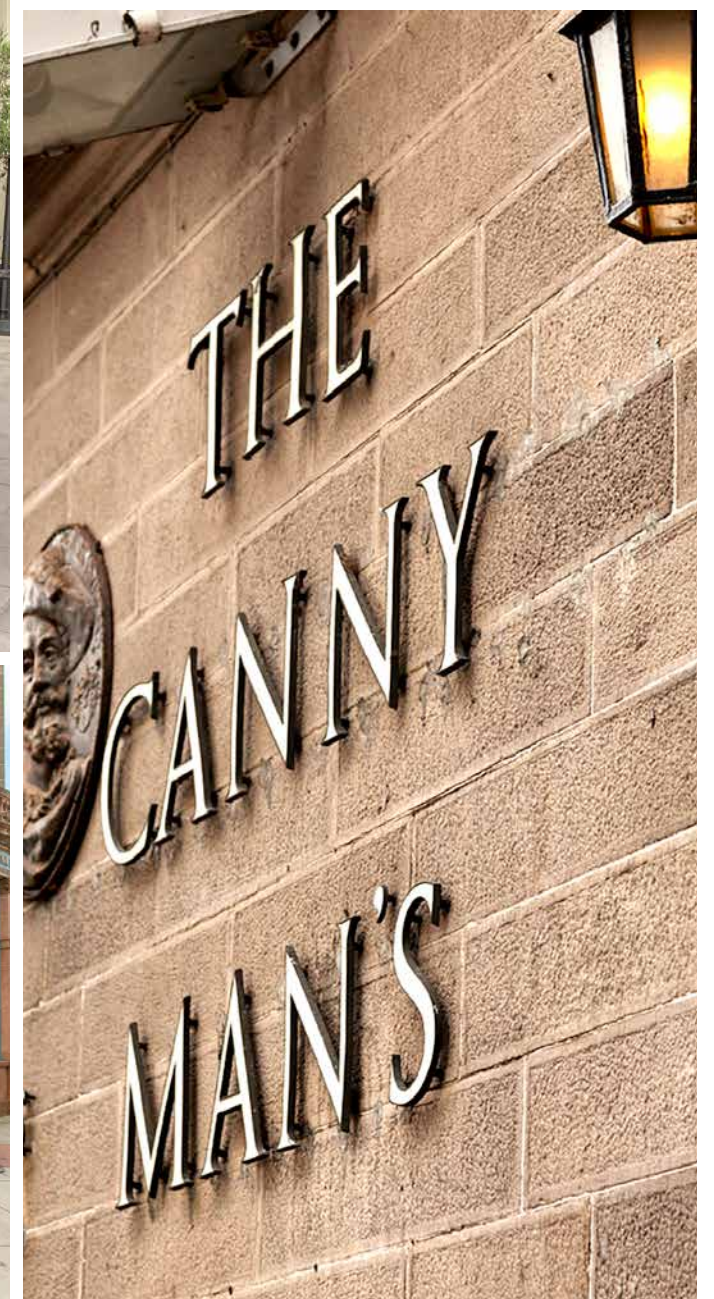


Morningside

Sought-after, fashionable suburb of Edinburgh with outstanding amenities, green space, and transport links.

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 Churchill 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, Mortonhall tennis courts are directly behind the property and 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.





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