

COULTERS<sup>©</sup>

# 158 BRAID ROAD

BRAIDS, EDINBURGH, EH10 6JB

 3 BED  1 BATH  2 PUBLIC





## TAKE A LOOK INSIDE

158 Braid Road is a superb 3 bedroom maindoor lower villa situated in the highly desirable area of The Braids.

The property benefits from driveway parking and private gardens to the front and rear, with the rear garden having a west-facing aspect which enjoys the sunshine into the evening.

## KEY FEATURES



Superb maindoor lower villa situated in highly desirable area.



Three double bedrooms.



Private front and rear gardens.



Driveway parking for 1 car.



Within the catchment for South Morningside Primary & Boroughmuir High School



A short walk to local amenities and the Hermitage of Braid.





The bright and spacious accommodation, which is all at ground floor level, comprises - vestibule; wide hallway; sitting room with bay window and fireplace with coal effect gas fire; kitchen/dining room with modern fitted kitchen, large pantry and space for a dining table; utility room with ceiling mounted drying rack; three double bedrooms; bathroom with shower over the bath; and useful boxroom. The property benefits from attractive period features throughout including wooden flooring, original tiling in the vestibule and cornicing.

A driveway in front of the property provides off-street parking for 1 car. Further unrestricted parking is available on Braid Road and the surrounding streets. The west facing rear garden offers a central lawn with a decked dining area and raised beds.







## THE LOCAL AREA

The Braids, located to the south of the City Centre, is considered one of Edinburgh's most desirable places to live. The wonderful green spaces of Hermitage of Braid and Braidburn Valley Park are situated within a short walk and Morningside, with its independent cafés, delicatessens, boutiques, supermarkets and vibrant bars is within easy reach.

It is ideally situated for Edinburgh Napier University Merchiston Campus and the University of Edinburgh, and offers excellent well renowned primary and secondary schooling options including George Watson's College, South Morningside Primary and Boroughmuir.

The Braids is well-connected to the rest of Edinburgh with multiple bus routes serving the area and the City Bypass is within easy reach.

## EXTRAS

All blinds, light fittings, fitted floor coverings, integrated kitchen appliances and the fridge/freezer are included in the sale price. The free-standing washing machine and tumble dryer are excluded.





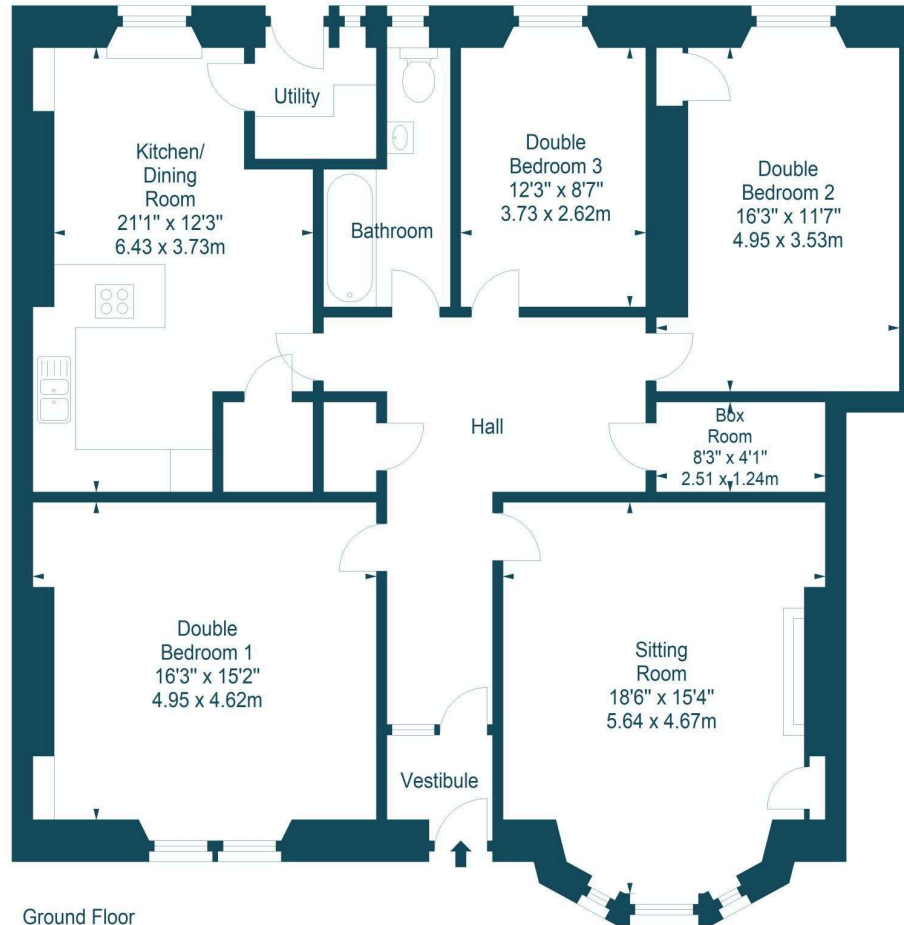




Braid Road,  
Edinburgh,  
Midlothian, EH10 6JB



Approx. Gross Internal Area  
1485 Sq Ft - 137.96 Sq M  
For identification only. Not to scale.  
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## GET IN TOUCH



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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.