

COULTERS[©]

162 BRAID ROAD

BRAIDS, EDINBURGH, EH10 6JB

 3 BED  1 BATH  2 PUBLIC



TAKE A LOOK INSIDE

162 Braid Road is an extremely bright and spacious maindoor upper flat with lovely views to the front and rear. The property, which is accessed via a private entrance and staircase, benefits from a private, sunny rear garden.

Internally the accommodation comprises - a wide central hallway with storage cupboard; a bay windowed sitting room with views to Arthurs Seat and Braid Hill; a kitchen/dining room with pantry cupboard and utility room; double bedroom 1 with large walk-in cupboard; double bedroom 2 with fitted wardrobe; double bedroom 3; study and bathroom.

The property offers lovely period features throughout such as cornicing, fireplaces and original wooden doors.

KEY FEATURES

 Extremely bright and spacious maindoor upper.

 Private, sunny garden.

 Superb location on the edge of the Braid Hills.

 Three double bedrooms plus a study.

 Unrestricted on-street parking.

 Close to excellent amenities in Morningside.



SERVICES

The property has gas central heating and double glazing throughout.

GARDEN

The rear garden is accessed via a doorway half way down the entrance stair. A pathway leads to the garden which has a large central lawn surrounded by established beds. There is also a seating area.





THE LOCAL AREA

The Braids, situated just to the south of Morningside, is one of Edinburgh's most desirable places to live.

Daily shopping needs are well catered for with a Margiotta on Comiston Road and a Marks and Spencer and Waitrose on Morningside Road. Straiton Retail Park and Cameron Toll are easily accessed for larger shopping requirements.

The area is surrounded by wonderful green open spaces, with many local walks, including Braidburn Valley Park, Hermitage of Braid and Blackford Hill, and golf courses on Braid Hills. Slightly further to the south are the Pentland Hills which offer a dry ski slope and a wide variety of walks in the Pentland Hills Regional Park.

Regular bus routes from The Braids take you into Edinburgh City Centre. The City Bypass is minutes away with links to the M8/M9 and Edinburgh International Airport.

EXTRAS

All appliances are included in the sale price as are the blinds, curtains and the wall mounted cupboard in the kitchen. The oven on the cooker

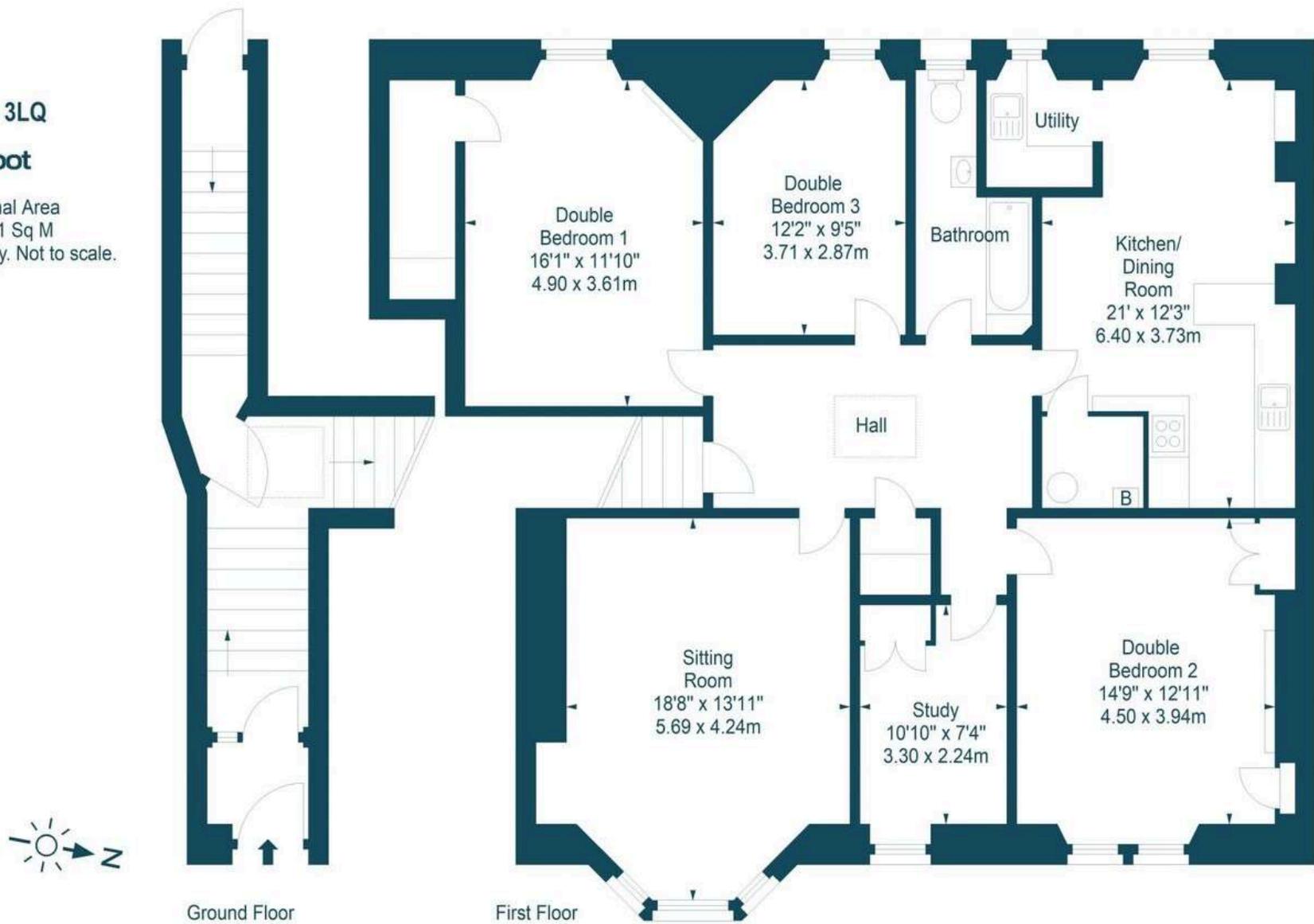




Braid Road,
Edinburgh, EH4 3LQ



Approx. Gross Internal Area
1633 Sq Ft - 151.71 Sq M
For identification only. Not to scale.
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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.