







Offers Over

**£675,000**

## 100 Braid Road

Morningside | Edinburgh | EH10 6AP

Neilsons are delighted to offer on to the market this charming, well-proportioned period house, which forms part of a handsome Victorian terrace, enjoying a superb high amenity location in Edinburgh's desirable Morningside area. Bursting with potential to modernise, extend and remodel, the property boasts a wealth of magnificent period features including intricate cornice/frieze work, fireplaces, bay windows and woodwork.

-  4 bedroom
-  2 public room
-  2 bathroom
-  On-street permit and free parking
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band – G



## Description

The accommodation briefly comprises: entrance vestibule leading into the main hallway, which features ornate cornicing and a beautiful timber staircase to the upper level, elegant first floor drawing room with spectacular ceiling detail, a pleasant open outlook and central fireplace, versatile dining/family room, kitchen fitted with a good assortment of base and wall mounted units, with built-in appliances, tiled floor and French doors leading directly out to the rear garden, generous bay fronted principal bedroom on the lower level complete with focal fireplace and en-suite shower room, a further downstairs double bedroom, two upstairs double bedrooms, both enjoying a west facing aspect over the rear garden, and family bathroom with three piece suite.





## Extras

All fixtures, floor coverings, blinds, curtain poles and built-in appliances will be included.

## Gardens and Parking

The house boasts a good-sized walled garden to the rear, which is fully enclosed and enjoys a bright west facing aspect. The garden has a lovely open feel and has an area of paved patio and lawn, peppered with shrubs, trees and climbing plants. Permit and unrestricted parking is available on-street and in the surrounding area.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

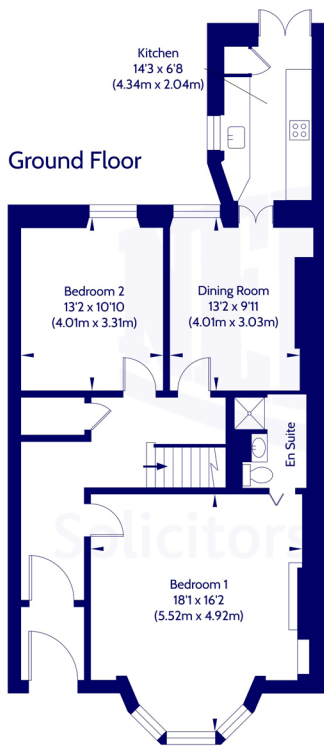
Arguably one of Edinburgh's most consistently sought after locations, the leafy district of Morningside lies to the south of the city centre. The high street offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within close proximity and are open seven days a week. The iconic Dominion Cinema and Churchill Theatre are also both located within easy travelling distance. A regular bus services runs from this area to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. There are many reputable schools in the area and the property is in the catchment for the well regarded Boroughmuir High. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.



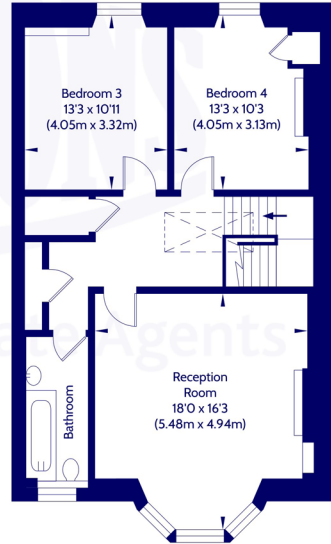
Approx. Internal Area 152.61 Sq M / 1643 Sq Ft.  
Not to scale. For identification only.  
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### Ground Floor



### First Floor



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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