



**GILSON GRAY**

LAW • PROPERTY • FINANCE

**82/10 BRAID ROAD**

Morningside, Edinburgh, EH10 6AP



This exclusive third-floor apartment forms part of a modern development that has been sympathetically designed to complement the historic buildings of the Morningside conservation area. The three-bedroom home is well-presented throughout, enjoying spacious accommodation that is decorated in light hues. It includes two reception rooms and two washrooms, and further benefits from excellent built-in storage and inspiring elevated views across Edinburgh, as well as allocated parking. The property is sure to be in high demand – especially with its highly sought-after setting.

Extras: integrated oven and gas hob, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



## FEATURES

- A bright and spacious third-floor apartment
- Part of a sought-after modern development
- In the prestigious Morningside conservation area
- Impressive skyline views to iconic Arthur's Seat
- Secure shared entrance and convenient lift service
- Entrance vestibule and hall (both with storage)
- Living room with a fireplace and bay window
- Well-appointed kitchen with additional storage
- Well-proportioned dining room with bay window
- Three double bedrooms with built-in wardrobes
- Quality en-suite shower room with three-piece suite
- Stylish family shower room with three-piece suite
- Well-maintained patio garden shared by residents
- Allocated space in secure underground car park







"AN EXCLUSIVE  
TWO-RECEPTION ROOM,  
THREE-BEDROOM,  
THIRD-FLOOR APARTMENT IN  
PRESTIGIOUS  
MORNINGSIDE"





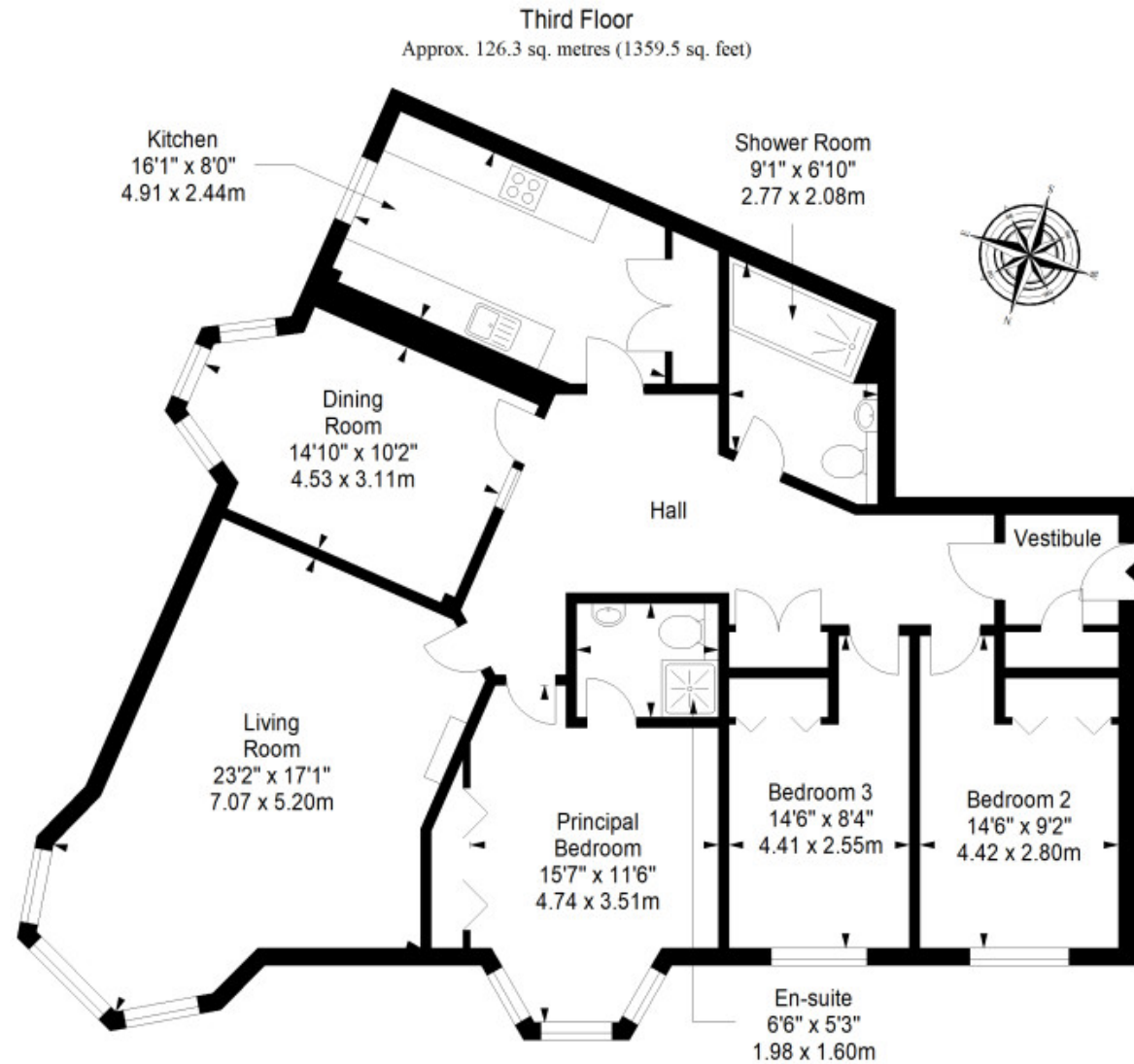
EPC RATING:

B

COUNCIL TAX BAND:

G

VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 126.3 sq. metres (1359.5 sq. feet)



GILSONGRAY.CO.UK

## EDINBURGH

29 Rutland Square  
EH1 2BW  
0131 516 5366



## GLASGOW

160 West George Street  
G2 2HQ  
0141 530 2021



## EAST LOTHIAN

33 Westgate  
EH39 4AG  
01620 893 481



## DUNDEE

2 West Marketgait  
DD1 1QN  
01382 201 000



## BORDERS

01890 880 008



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.