

Jardine Phillips
Solicitors • Estate Agents

MORNINGSIDE

267 BRAID ROAD
EH10 6PB



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EPC RATING: D

OFFERS OVER £480,000

PROPERTY DESCRIPTION

- Tiled vestibule leading to a wide open hallway with all rooms leading off, a handy storage cupboard, a small boxroom and cupola providing light
- Bay windowed sitting room overlooking the front garden, with feature fireplace & fitted storage
- Dining room overlooking the rear garden with Edinburgh press housing the hot water tank, fireplace & hatch - potential to knock into the kitchen to make an open plan space or could be bedroom 4
- Spacious kitchen with twin windows overlooking rear garden with a wide range of units, appliances and utility cupboard housing the washing machine
- Hallway with doorway to side, separate cloakroom with wc & sink and storage cupboard housing the boiler
- Master bedroom to front with wide range of bespoke fitted wardrobes
- Double bedroom 2 with window to side leading to
- Modern ensuite shower room with window to side and built in vanity sink & wc
- Double bedroom 3 overlooking the rear garden with feature fireplace and two fitted louvre doored wardrobes
- Large family bathroom with window to side, bath with electric shower over, sink & wc
- Gas central heating from Worcester boiler and original sash & case windows, some with secondary glazing
- Large front garden setting the property back from the road, with lawn, borders & shrubs
- Long driveway to side to accommodate parking for numerous cars, leading to stand alone garage with electric doors
- Good sized garden to rear with raised lawn, borders, trees & shrubs. There is a green house and patio area



VIEWING

Sun 2-4 or by appt pls

call Jardine Phillips

0131 4466850





AMAZING THREE BED SEMI DETACHED 1930'S BUNGALOW WITH HUGE POTENTIAL IN CATCHMENT FOR EXCELLENT SCHOOLS

This wonderful period house now requires updating to turn it into a fabulous family home. The rooms are all spacious and retain the original period features but there is also potential to extend into the loft, to the rear or to the side, subject to the usual consents. The plot is large with good sized front & rear gardens, loads of off street parking and a handy garage. Located in the catchment for the well renowned Buckstone Primary & Boroughmuir High Schools with great transport links to Morningside and the city centre a few minutes' walk away.

AREA

The Braids is a very prestigious area in the south of the city close to Buckstone & Fairmilehead with its local shops, cafés, a restaurant/bar and supermarkets. A few minutes' drive away is Morningside where you will find a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. More extensive retail shopping can be found at Straiton Retail Park which is a short drive or bus ride away. Local schooling is well renowned and the property is in the catchment for Buckstone & St Peters Primary Schools and Boroughmuir High School, and is a bus ride from George Watsons. There are superb amenities in the vicinity including a library, the very popular independent Dominion Cinema, Church Hill Theatre, gyms, golf courses and Hillend Snowsports Centre. The house is also well placed for lots of walks and open spaces including Braid

Hills, Hermitage of Braid and the Pentlands. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

EXTRAS

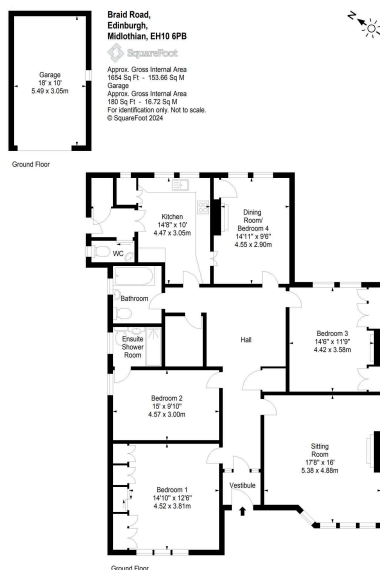
The blinds/curtains, light fittings, freestanding cooker, dishwasher, integrated fridge and washing machine are included in the sale but no warranties are provided.

HOME REPORT VALUATION

£500,000



Sitting room	17'8 x 16' (5.38 x 4.88m)
Dining room/bedroom 4	14'11 x 9'6 (4.55 x 2.90m)
Kitchen	14'8 x 10' (4.47 x 3.05m)
Bedroom 1	14'10 x 12'6 (4.52 x 3.81m)
Bedroom 2	15' x 9'10 (4.57 x 3.00m)
Bedroom 3	14'6 x 11'9 (4.42 x 3.58m)
Garage	18' x 10' (5.49 x 3.05m)



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.