

COULTERS<sup>©</sup>

# 7 STANEDYKEHEAD

BRAIDS, EDINBURGH, EH16 6YE

 5 BED  2 BATH  1 PUBLIC





## TAKE A LOOK INSIDE

Nestled in the heart of the Braid Hills and beautiful greenland, 7 Standykehead is a haven of peace and tranquillity while having the city of Edinburgh on your doorstep. This well-presented family home is well proportioned with fantastic living space.

## KEY FEATURES



Peacefully located detached bungalow



Five generous double bedrooms, one with an en-suite



Well maintained wrap around garden



Private driveway with parking for 4 cars



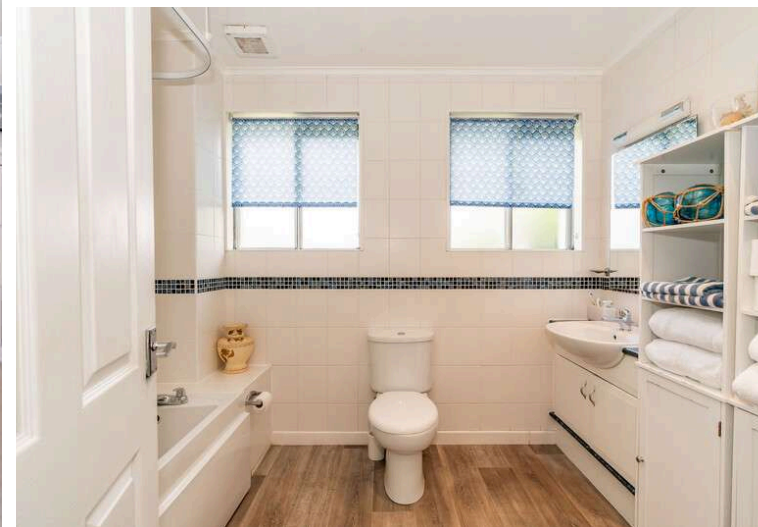
In the heart of the Braid Hills



Within a great school catchment area







This detached bungalow accommodation comprises; a large welcoming hallway; spacious living room come dining room with large windows allowing plenty of natural light to fill the room; kitchen with a range of wall and floor mounted units and integrated appliances and direct access to the private garden. The property hosts five generous double bedrooms one with an ensuite and a three piece suite family bathroom with overhead shower. The property benefits from plenty of storage.







## MORE INFORMATION

The property is fitted with gas central heating and double-glazed windows throughout. Planning permission has been granted for a garage to be built on the grounds and for a waste feed to be installed.



Externally, a private road leads to the grounds of the property with a well maintained wrap around garden and sheds for storage. Directly opposite the property is an open field with unobstructed views over to Edinburgh and on to Fife













## 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 cafes, delicatessens, boutiques, and vibrant bars is within easy reach. Morningside also has a range of supermarkets including a Sainsbury's Local, Waitrose and a Marks and Spencers Simply Food.

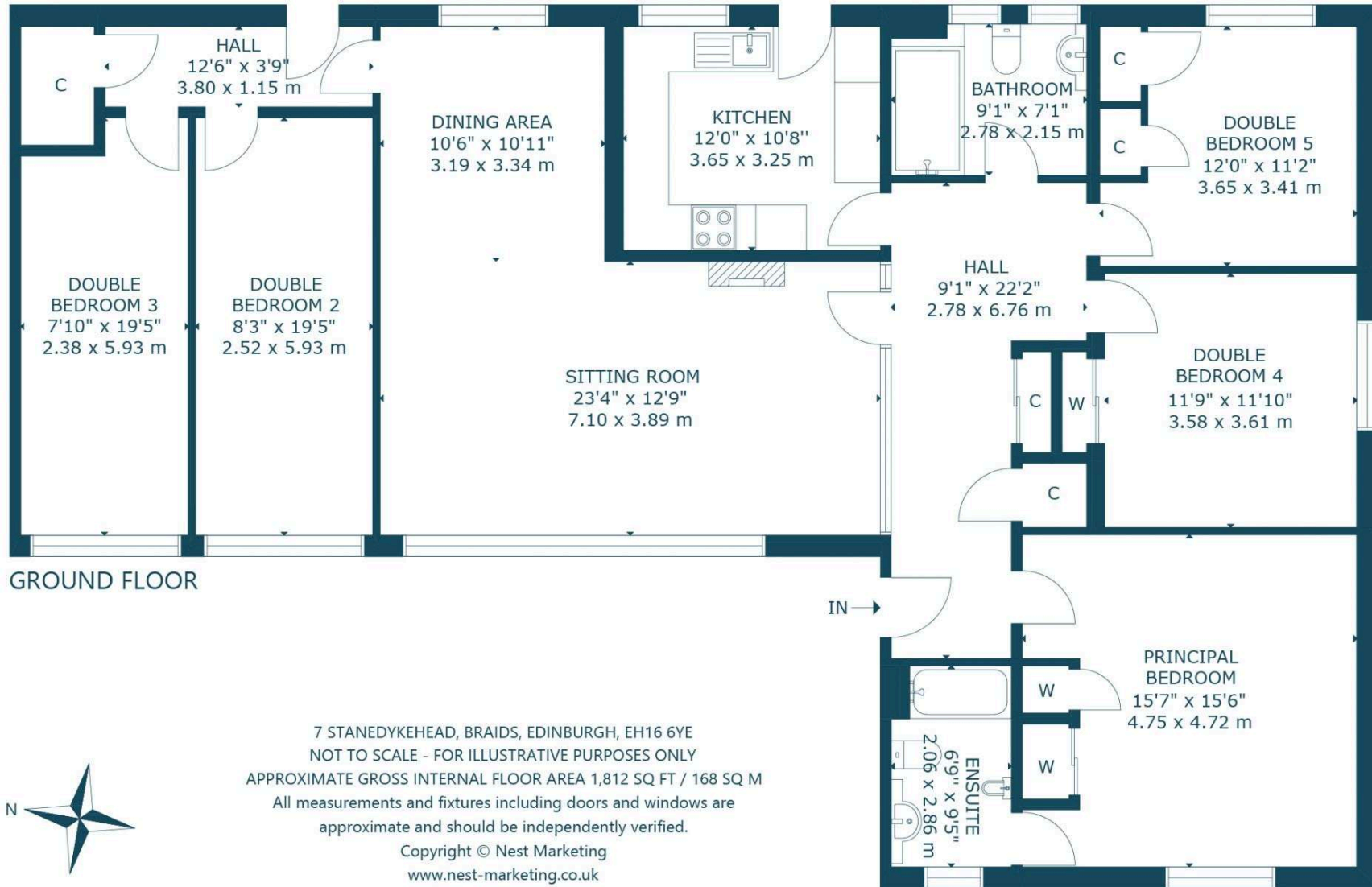
The Braid hills and Merchants Golf courses are closeby. It is ideally situated for Edinburgh Napier University Merchiston Campus, and offers excellent well renowned primary and secondary schooling with options including George Watson's College, South Morningside Primary and Boroughmuir.

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.

There are equestrian facilities including riding school, livery yards, and vaulting nearby.

## EXTRAS

The blinds, curtains, light fittings, fitted floor coverings, integrated kitchen appliances are included in the sale price.



7 STANEDYKEHEAD, BRAIDS, EDINBURGH, EH16 6YE  
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,812 SQ FT / 168 SQ M  
 All measurements and fixtures including doors and windows are  
 approximate and should be independently verified.  
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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.