

OFFERS OVER £575,000

32/2 Braid Road, Morningside
Edinburgh, EH10 6AD

drummond miller
Solicitors & Estate Agents



- Traditional 2nd floor flat over two levels
- Attractive bay-windowed living room
- Fully fitted kitchen with integrated appliances
- Master bedroom with private balcony
- Bright upstairs and downstairs shower rooms
- Modern GCH and double glazing/Velux windows
- Communal garden, entry system and permit parking
- Yards away from excellent Morningside amenities
- EPCC

Description

With timeless charm, this 2nd floor double upper flat forms part of a classic stone tenement located near excellent amenities and is in an excellent catchment area for public schools and is in walkable distance from George Watsons. It has undergone a previous attic conversion and installation of a balcony. The property provides an enhanced internal layout (147 sqm) which incorporates ample storage. The living room benefits from a large bay-windowed formation ensuring maximum brightness. There is a view of Blackford Hill & more distant views of Arthur's Seat & Braid Hill. The kitchen is fitted with cabinets, gas hob, built-in oven and small larder walk in cupboard. The kitchen is also complimented by a large utility room with rear window. The master bedroom benefits from a stunning west-facing private balcony. The bright upstairs bathroom features a velux window and modern white sanitary ware.





Central Heating and Double Glazing

Gas central heating is complemented by double glazing.

Garden and Parking

The building has an enclosed communal garden set to the side of the property which is low maintenance and mainly paved with a seating area. The surrounding streets provide both residents parking and unrestricted parking.

Location

Braid Road is in an ideal location and in close proximity to South Morningside Primary School and a quality Margiotta store. The property is very close to the very heart of Morningside's vibrant shopping area where a wealth of coffee shops, bars, take-away facilities and numerous specialist food stores abound. A modern Waitrose, Sainsbury's and Marks & Spencer's food hall are also located here. It is only a few minutes stroll away from the Braidburn Valley and Hermitage of Braids. Excellent bus services operate to Princes Street (2 miles) and university complexes. There are numerous open recreational areas, sports facilities, cinemas, theatres and off-road cycle tracks available within the immediate vicinity.

Extras

The built-in oven, hob and all fitted carpets are included in the sale price.

Valuation

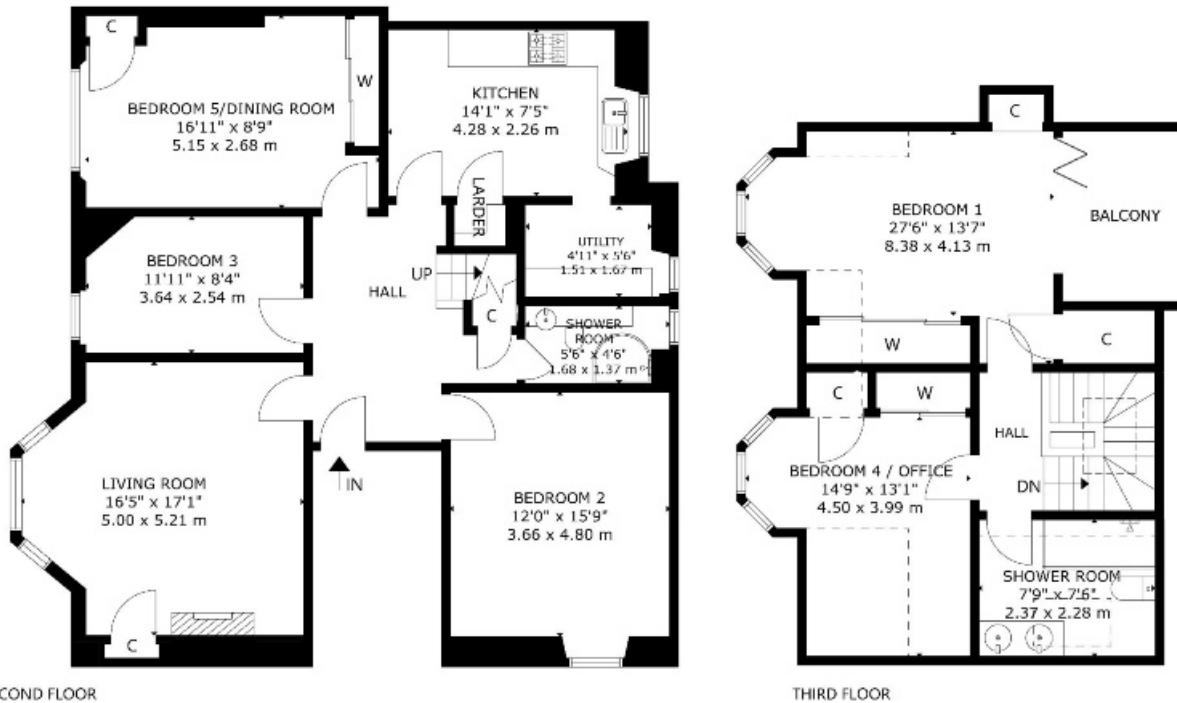
The property has been valued by surveyors at £600,000

Council Tax and EPC

It has a C-rated EPC and is in Council Tax band F

Viewing

Telephone Agent 0131 229 3399 by appointment only.



32/2 BRAID ROAD, EDINBURGH, EH10 6AD

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1,758 SQ FT / 163 SQ M

All measurements and fixtures including doors and windows are
approximate and should be independently verified.

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