

23 RISELAW ROAD

BRAIDS, EDINBURGH, EH10 6HR



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Elegant

Victorian mid-terraced family home

General Features

- Elegant Victorian mid-terraced family home
- Spacious, characterful, and flexible interiors
- Desirable leafy address in south Edinburgh
- Elevated position with far-reaching views
- Views towards Arthur's Seat, the Pentland Hills, and the coast
- Close to Morningside's amenities, attractions, and shops
- Proximity to Braidburn Valley Park and the Braid Hills
- Well-regarded local schooling including Boroughmuir High School

Accommodation Features

- Vestibule with encaustic floor tiles
- Grand reception hall with excellent storage
- Elegant living room with a south-facing bay window and timber mantel piece
- Formal dining room/Bedroom 5 with garden access
- Spacious dining kitchen with adjoining:
- Utility room with garden access and store
- Secluded study ideal for home working
- Four generous double bedrooms (principal with bay window)
- Skylit bathroom with bath and overhead shower
- Ground-floor guest WC
- Gas central heating and full double glazing

Exterior Features

- Front garden with landscaped planting
- Enclosed rear garden with lawn and patio areas
- Greenhouse and garden shed
- Unrestricted on-street parking



This four/five-bedroom mid-terraced family home in desirable Braids offers the space and elegance of a classic Victorian residence, occupying an elevated position with stunning views of Arthur's Seat, the Pentland Hills, and the coast.

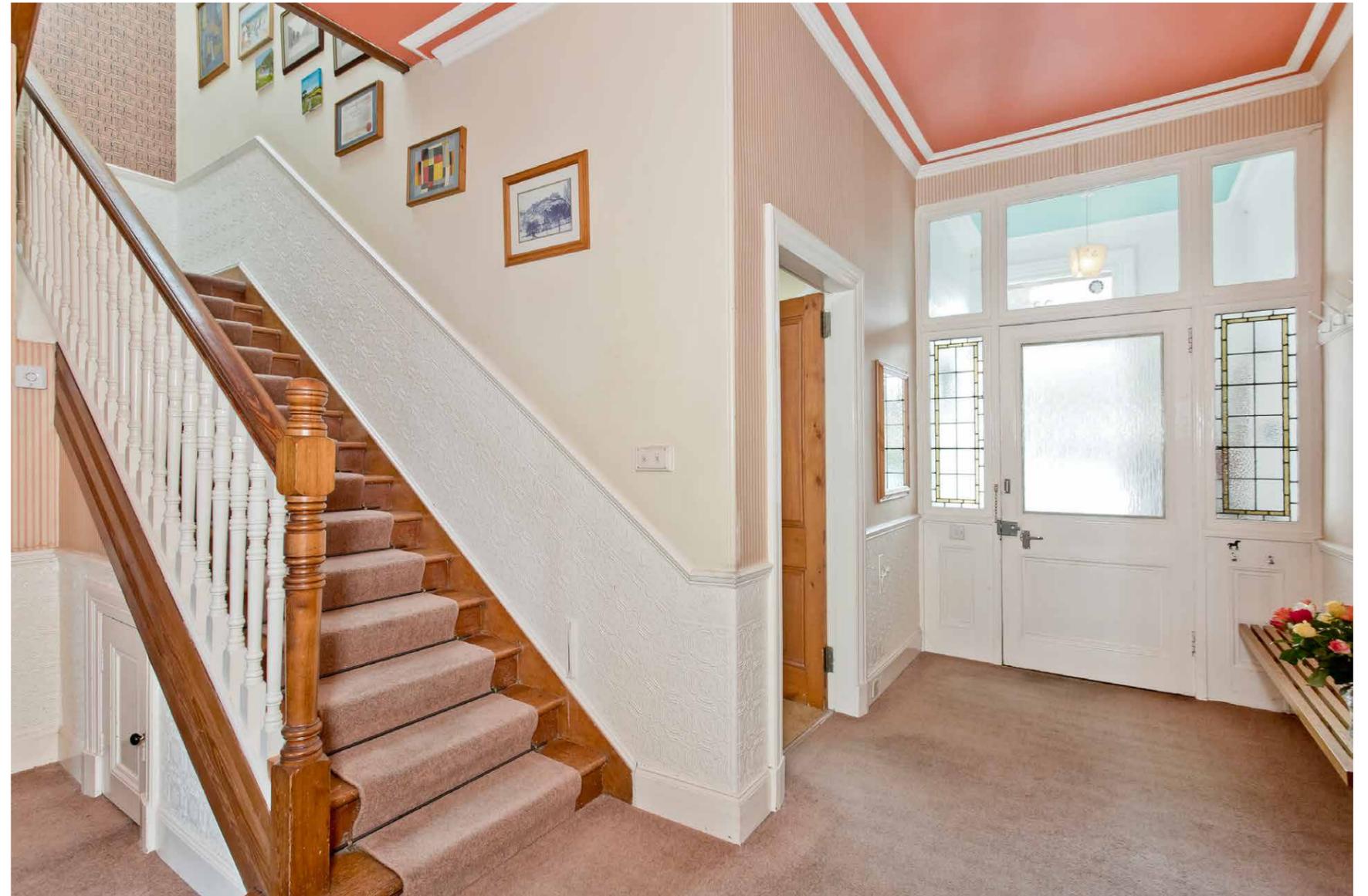
It promises exceptionally comfortable living with two reception rooms, a study, a bathroom and second WC, and a dining kitchen with a utility room flowing onto an enclosed garden. Parking is available on street and is conveniently unrestricted.





Spacious

period home with an exclusive address & breathtaking views



Riselaw Road's handsome sandstone terrace enjoys a superb city setting, nestled between the green spaces of Braidburn Valley Park and the Braid Hills, with the bustle of Morningside's shopping parade close by. Excellent bus and road links connect the address to the rest of the city and further afield, whilst well-regarded local schooling includes the prestigious Boroughmuir High School.

Reached through a landscaped garden, the front door opens into an encaustic floor-tiled vestibule and the grandly proportioned reception hall beyond – a characterful introduction to the home. The hall offers excellent space and provides concealed storage.



Versatile

reception spaces



The bay-fronted living room is bathed in all-day sun and forms a refined setting for relaxation, arranged around a timber mantel piece and framed by delicate cornice work and a central rose. Display shelving and ample cupboard storage are also provided.

To the rear of the ground floor, with garden access, the light-filled formal dining room features a focal fireplace, a built-in display cabinet, and original cornice work. This second reception room offers excellent versatility and could readily serve as a fifth bedroom if required.



Bright

*& sociable
dining kitchen*





A generous space

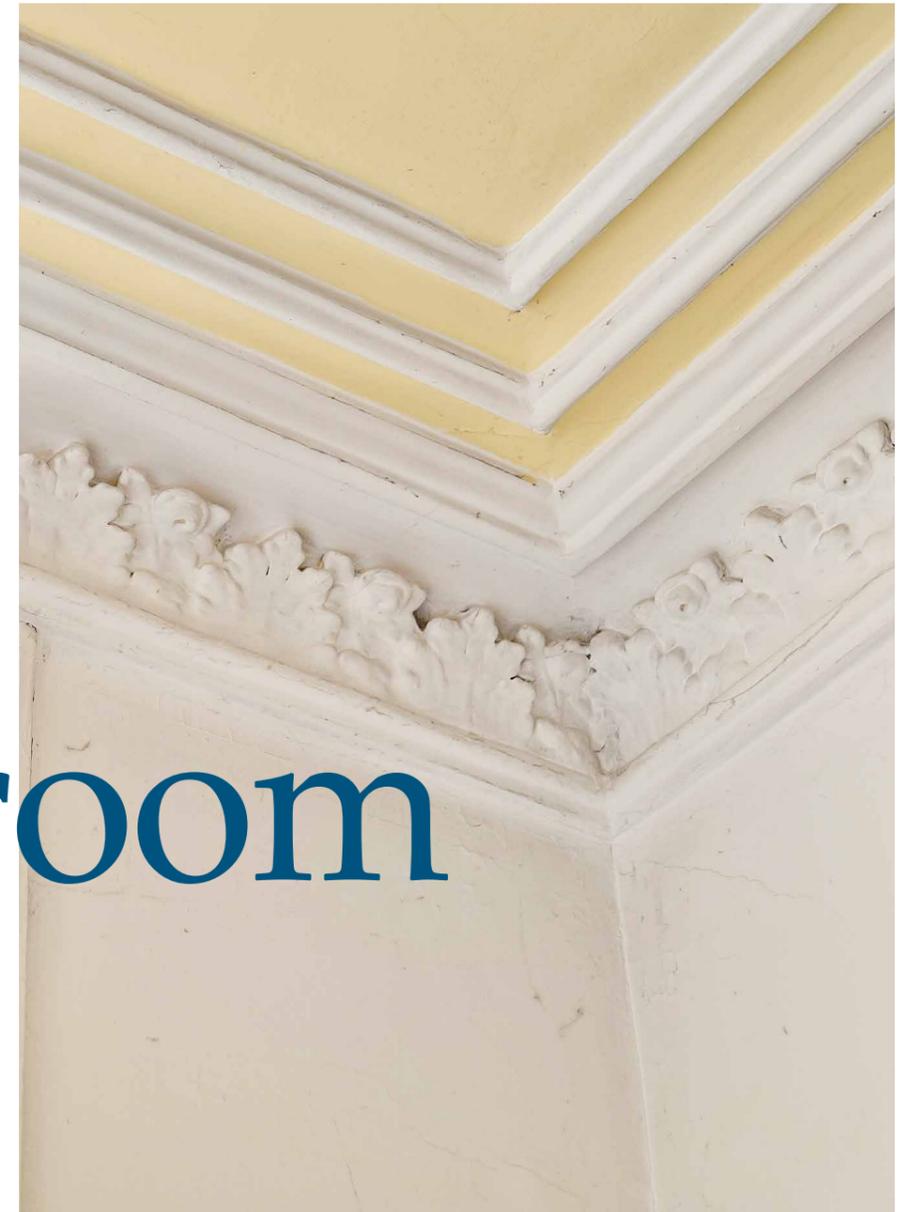
Overlooking the garden, which is accessed via an adjoining utility room, the kitchen is a generous space centred around a dining area perfect for family meals and relaxed socialising. A range of natural pine cabinets lends timeless character, yet there is scope for a contemporary redesign if desired. An integrated electric oven and hob, a traditional ceiling clothes pulley, and generous pantry storage also feature, along with ample space remains for freestanding appliances. The naturally lit utility room also comes with a store.

Stairs from the kitchen lead to a secluded study, whose quiet position within the home lends itself perfectly to working from home.





The bedrooms

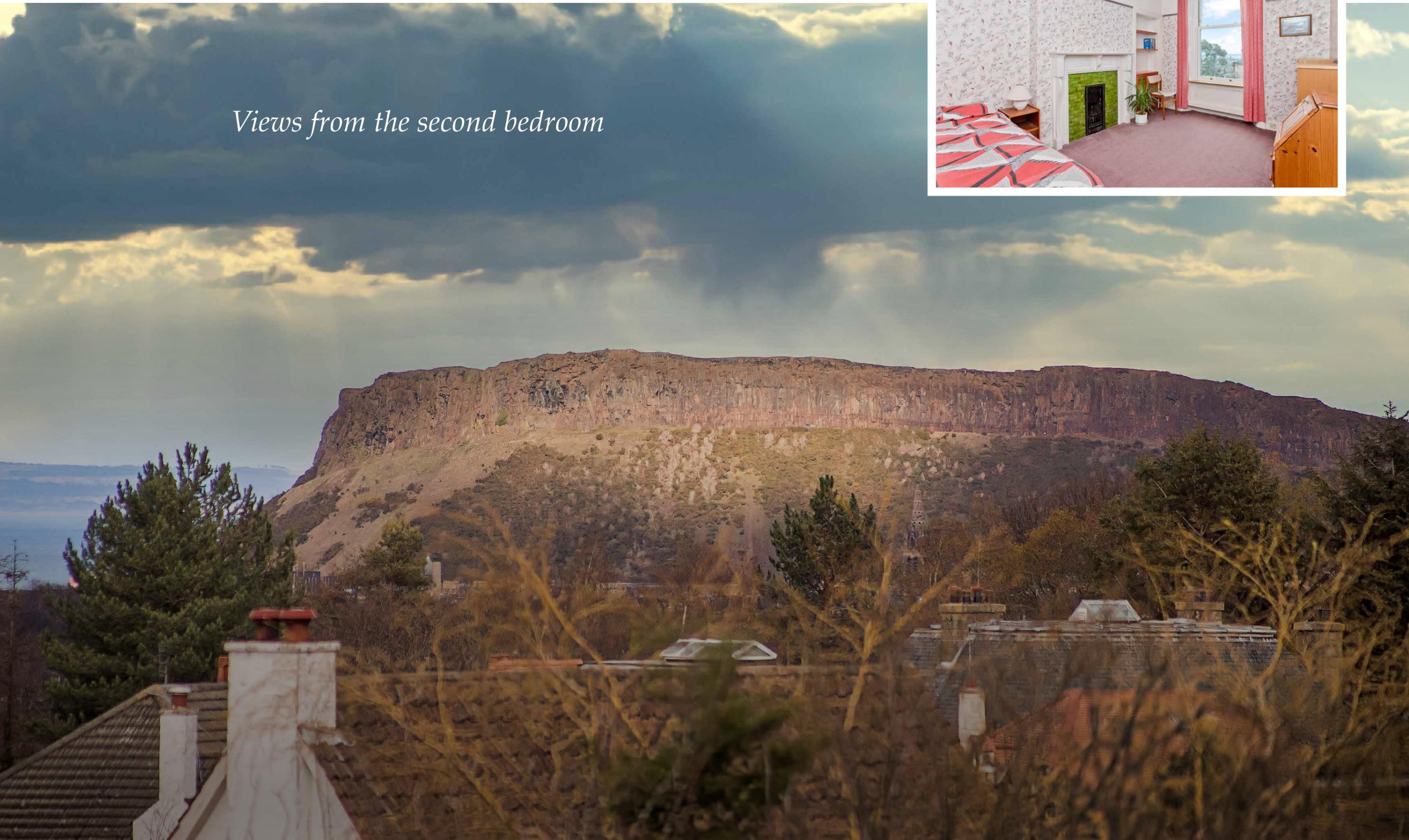


The principal bedroom

The principal bedroom is extended by a wide bay window that floods the room with natural light and highlights attractive period cornicing. It offers generous floorspace for furniture alongside useful built-in storage.



Views from the second bedroom





All bedrooms are comfortable doubles and are located on the first floor

The remaining three bedrooms are comfortable doubles – one featuring built-in storage and a colourfully tiled cast-iron decorative fireplace, and another with a charming cast-iron corner fireplace. All bedrooms are located on the first floor and are reached via a landing illuminated by a roof light.

Bathroom

Skylit and tiled in white and aqua blue, the first-floor bathroom includes a bath with an overhead shower. For added convenience, a ground-floor WC is located off the utility room.



Attractive

*enclosed
gardens*

The walled rear garden provides space for outdoor family time and summer entertaining. A neat lawn is framed by mature planting beds, whilst patio areas offer inviting seating spots. A shed and greenhouse are also included.

Riselaw Road provides residents with unrestricted on-street parking.

Extras: The sale includes all fitted flooring, standard light fixtures and integrated appliances.






23 Riselaw
Road



Property Name

23 Riselaw Road

Location

Edinburgh, EH10 6HR



Ground Floor



First Floor

Approximate total area:

178.2 sq. metres (1918.2 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

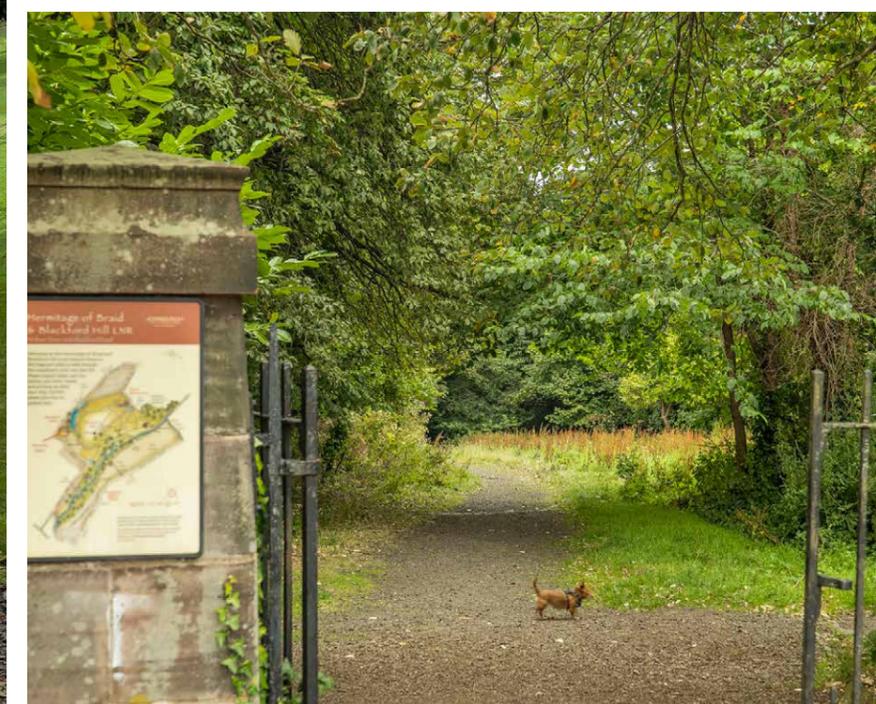
EPC Rating - D





Braids

Morningside, Edinburgh



The exclusive area of Braids lies within greater Morningside and is a fashionable and affluent suburb of Edinburgh, just southwest of the city centre. A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, banks, a library, and various supermarkets (including Waitrose and M&S), are all in the immediate vicinity. Enjoying the outdoors could not be easier, given the proximity of the lovely green areas of Braidburn Valley Park, Colinton Mains Park and Blackford Hill, which offers delightful walks and superb views across Edinburgh. The Pentland Hills

regional park is a short drive away, with walking, biking and pony-trekking, plus skiing at Midlothian Snowsports Centre. For the active type, Craiglockhart Leisure Centre includes a gym, fitness classes and a tennis centre. For the golf enthusiast, there are several courses in the surrounding area, including the Merchants of Edinburgh and Braid Hills. The area is renowned for its outstanding schools from nursery to secondary level in both the public and private sectors. With regular buses to and from the city centre and the easy accessibility of the City Bypass, commuting from here is fast and convenient.



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