

Jardine Phillips
Solicitors • Estate Agents

BRAIDS

5 BRAID MOUNT RISE
EH10 6JW



3



1



2

EPC RATING: D

OFFERS OVER £610,000

PROPERTY DESCRIPTION

- Vestibule leading to open hallway with handy storage cupboard and access to the partially floored attic space which could be converted to further accommodation subject to the usual consents
- Dual aspect sitting room with fire surround with stove and fitted storage
- Large kitchen/dining room with good range of fitted cupboards & appliances and lots of space for dining & entertaining
- Principal bedroom with extensive fitted wardrobes
- Double bedroom 2 with fitted wardrobes
- Bright bedroom 3 currently used as a second reception room with two fireplaces
- Wet shower room with shower, sink, wc & heated towel rail
- Gas central heating from boiler located in the cellar together with a hot water storage cylinder
- New upvc framed double glazed windows
- Extensive cellars for storage
- Wraparound gardens with lawns, shrubs & trees
- Single car garage equipped with electric light & power
- Driveway to front and free on street parking



VIEWING

Sun 2-4pm or pls call

Jardine Phillips

0131 4466850





THREE BED DETACHED BUNGALOW WITH EXCELLENT POTENTIAL, IN CATCHMENT FOR WELL RENOWNED SCHOOLS

This is a wonderful chance to purchase an original detached property, located on an elevated site in a quiet cul de sac. It has wonderful potential to upgrade into an amazing family home. With flexible accommodation comprising a large dual aspect sitting room, three double bedrooms (one currently used as a second reception room), a spacious kitchen/dining room and large shower room, an attic ripe for conversion into further accommodation subject to the usual consents and surrounded by gardens. There is also a handy garage and off street parking. Located in the catchment for well-regarded schools, a short walk or bus ride to all the amenities that Morningside has to offer and with easy access to wide open spaces, this would make a superb family home or downsize.

AREA

The Braids is a very prestigious area in the south of the city, a short walk or bus ride from Morningside with its wide array of amenities, supermarkets (including Waitrose and M&S Simply Food), speciality food stores, independent retailers, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for South Morningside & St Peter's RC Primary Schools and Boroughmuir & St Thomas of Aquin's RC High Schools and is walking distance to George Watson's. There are superb facilities within a short walk or bus ride, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and there are a good range of gyms/leisure facilities and golf courses a short drive away. The property is also well placed for lots of walks and open spaces including Braidburn Valley Park, Hermitage of Braid, Braid Hills and Blackford Hill & Pond. 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

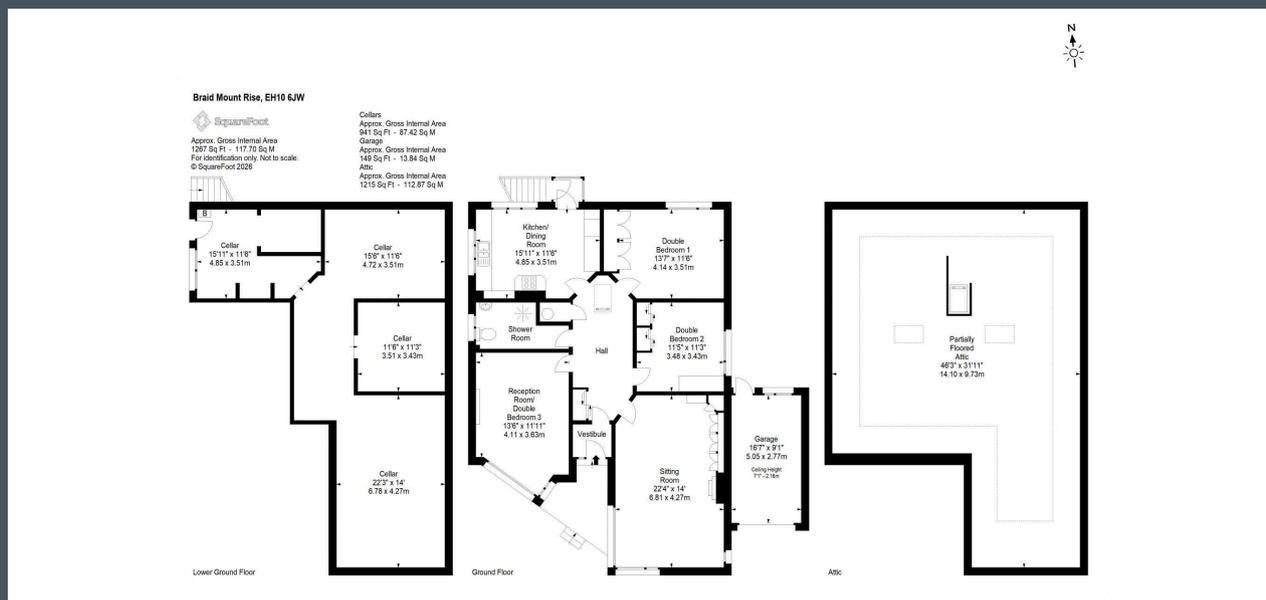
The blinds/curtains, light fittings, freestanding cooker, extractor fan, freestanding fridge freezer, washing machine and dishwasher are included in the sale.

HOME REPORT VALUATION

£620,000



Sitting room	22'4 x 14' (8.81 x 4.27m)
Kitchen/dining room	15'11 x 11'6 (4.85 x 3.51m)
Bedroom 1	13'7 x 11'6 (4.14 x 3.51m)
Bedroom 2	11'5 x 11'3 (3.48 x 3.43m)
Bedroom 3/reception room	13'6 x 11'11 (4.11 x 3.63m)



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.

