



Braid Road, Edinburgh, EH10



A superb three bedroom main door lower villa situated in the highly desirable area of The Braids.

Braid Road benefits from private gardens to the front and rear, with the rear garden having a west facing aspect which enjoys the sunshine into the evening.







The accommodation, which is all at ground floor level, comprises - vestibule; wide hallway; sitting room with bay window and fireplace; kitchen/dining room with modern fitted kitchen and sliding doors that open to the private garden. Three double bedrooms with the principal bedroom benefiting from en suite shower room; bathroom with separate shower; and useful boxroom.

The property further benefits from spacious off-road parking at the front.

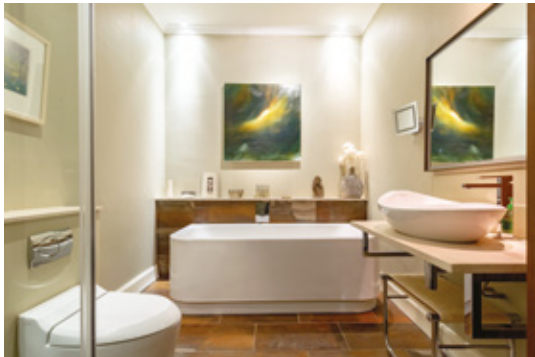
Features

- Three bedrooms
- Two bathrooms
- Open plan kitchen and dining room
- Private front and rear garden
- Private front driveway
- Excellent location



 3  2  2   Private  EPC C

Offers Over	Tenure	Local Authority	Council Tax
£650,000	Freehold	The City of Edinburgh Council	Band F



Location

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 cafés, 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 Spencer Simply Food.

The Braid Hills and Merchants Golf courses are within easy reach.

It is ideally situated for Edinburgh Napier University Merchiston Campus and the University of Edinburgh and offers excellent well renowned primary and secondary schooling 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.

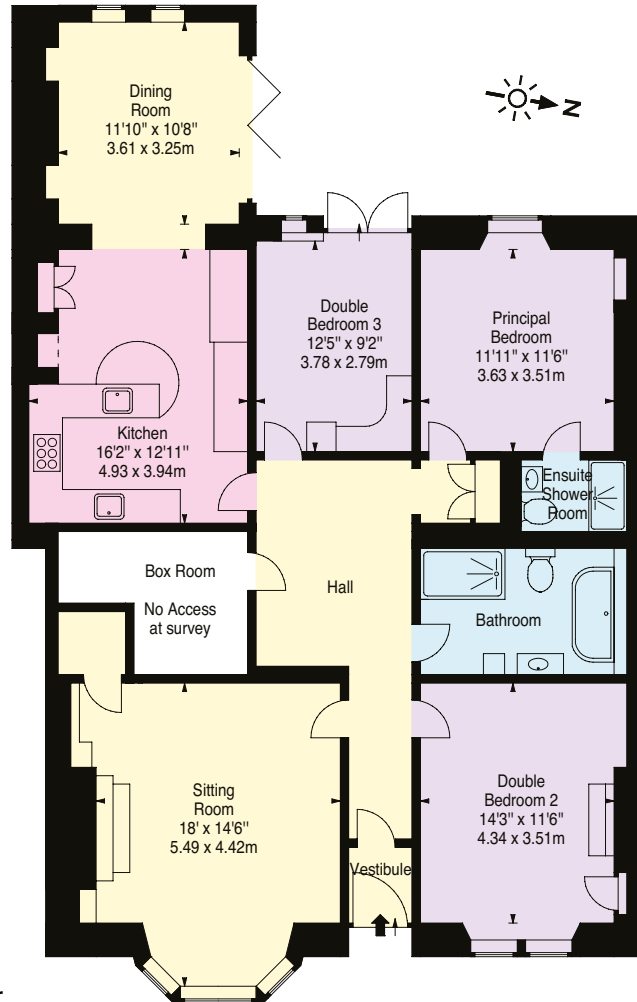
Financial Guarantee/Anti Money Laundering

All offers to purchase the property (regardless of whether the offer is on a cash basis or subject to loan funding) must be accompanied with evidence of Source of Funds. This can be in the form of a bank statement showing the purchase price, a financial reference from a bank/funding source, or confirmation from a solicitor that the purchaser has sufficient funds to complete the purchase. In addition, the purchaser must supply certified copies of his/her passport and confirmation of residence in terms acceptable under anti money laundering (AML) legislation. These documents will be required for all individuals who will appear on the title once the transaction is complete.

Approximate Gross Internal Floor Area
1463 Sq Ft - 135.91 Sq M

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



Knight Frank Edinburgh
 80 Queen Street
 Edinburgh
 EH2 4NF
knightfrank.co.uk

I would be delighted to tell you more

Ricardo Volpi
 0131 222 9600
ricardo.volpi@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated May 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com