

Braid Avenue, Morningside



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A magnificent 4-bedroom double upper, offering a private entrance, well-proportioned accommodation and its own south-east facing garden, located in the heart of Morningside.

Braid Avenue is a beautifully presented maisonette, set within a highly attractive Category C Listed terraced house in a conservation area in the sought-after south Edinburgh suburb of Morningside. Dating from 1897, the property features handsome sandstone elevations and an impressive, ornately decorated private entrance, while the first-and second-floor accommodation combines original period details with elegant, understated styling. Tall sash windows flood the rooms with natural light and afford views towards Blackford Hill.

The private entrance and staircase lead to the first-floor landing, with parquet flooring and a grand turned staircase rising to the upper level. On the first floor, the sitting room and dining room lie to the front, both with west-facing windows, including a large bay window to the sitting room. Tall French doors connect the two rooms, creating a generous, open arrangement well suited to entertaining. Towards the rear is a private home study and a well-equipped kitchen with fitted storage at base and wall level, integrated appliances and space for a breakfast table. The adjoining larder and a utility room provide further storage and space for laundry appliances.

The upper landing benefits from a skylight cupola, bringing natural light into the space. Off the landing are four well-appointed bedrooms and a walk-in wardrobe. The generous principal bedroom has painted wooden flooring and Jack and Jill access to the family bathroom, which has a bathtub and separate shower. An additional shower room completes the upper floor.

At the front, a wrought-iron gate opens onto a paved pathway leading to the private front door, with established shrubs and hedging creating an attractive approach. The rear features a private, south-east-facing garden. Providing a patio, surrounded by flowerbeds, bursting with colour and life to create a



peaceful haven. Parking is available on street along Braid Avenue via a resident permit scheme.

Location

The property is set in desirable Morningside, one of Edinburgh's most sought-after residential neighbourhoods, situated approximately two miles south of the city centre. Morningside Road offers a vibrant mix of independent shops, artisan cafés, bakeries, restaurants and bars, together with everyday shopping at Waitrose, Marks & Spencer and Sainsbury's Local. Amenities also include a post office, health centre and chemist, while the area is well known for its vibrant boutiques and delicatessens.

Green spaces are close at hand, with Bruntsfield Links, The Meadows, Blackford Hill, Hermitage of Braid, Craiglockhart and Braidburn Valley Park all within striking distance, alongside golf courses at Braid Hills and Merchants. The University of Edinburgh's King's Buildings are nearby, and schooling is well catered for with state provision together with leading independent schools including George Watson's College, George Heriot's and Merchiston Castle School.

Regular bus services connect Morningside to the city centre, while the Edinburgh City Bypass is readily accessible for onward road connections.

Postcode region: EH10

General

Local Authority: City of Edinburgh
Services: Mains electricity, gas, water and drainage.
Council Tax: Band G
EPC Rating: Band E
Tenure: Freehold
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

3,054 sq ft (284 sq m)

Private entrance

Private rear garden

High ceilings

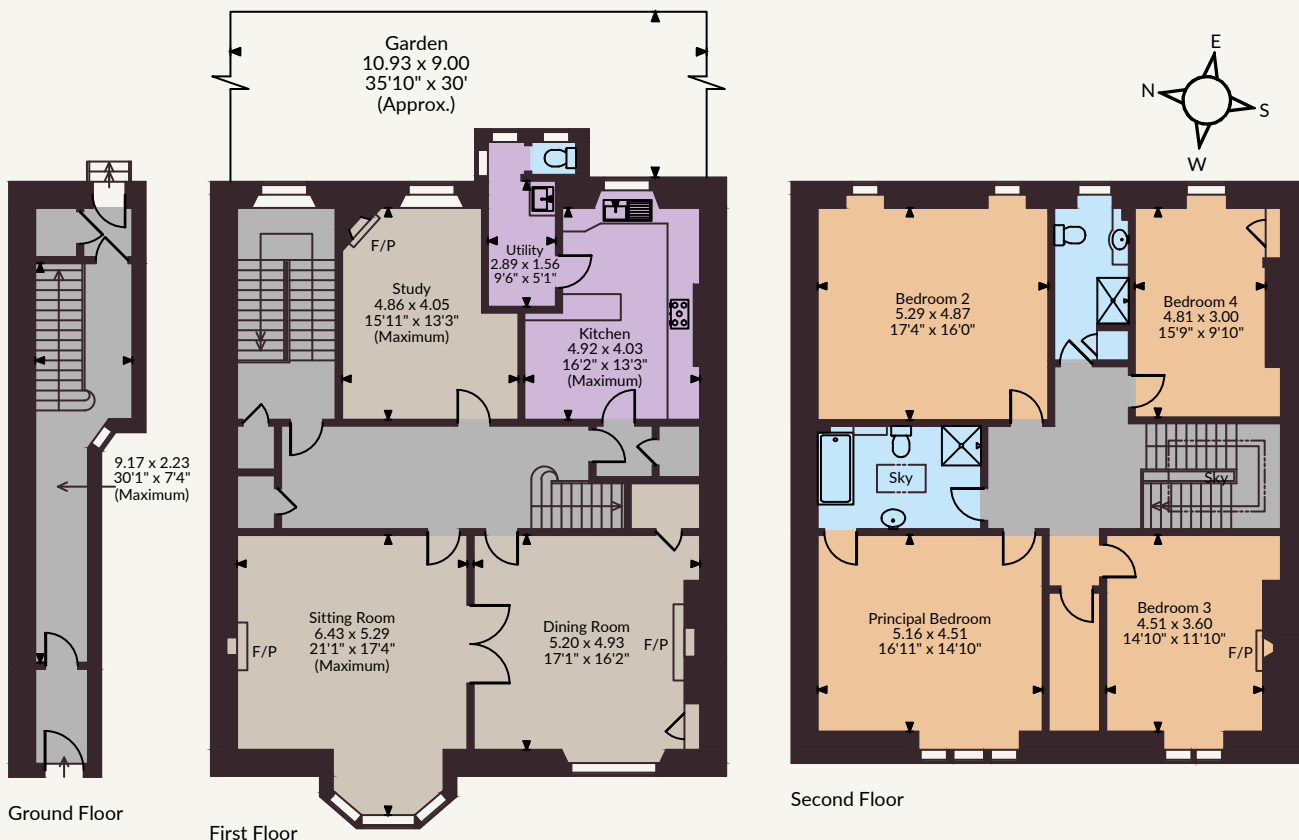
Spacious rooms

Freehold | City

Offers Over £925,000



Braid Avenue, Edinburgh
Internal area 3,054 sq ft (284 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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