



BRAIDS
16 Pentland Terrace EH10 6HA

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BRAIDS

16 Pentland Terrace
EH10 6HA

VIEWING

By appointment telephone
0131 247 1010

PRICE

Offers Around £599,000



Traditional sandstone terraced villa which is immaculately presented throughout. The accommodation retains a wealth of period features including the original vestibule flooring tiling, fireplaces, cornices and sanded and sealed floors. The accommodation is entered through a spacious vestibule with glazed door into a bright, spacious hallway with staircase to the upper level. The hall has tiled flooring and there is a large walk in understairs storage cupboard and a further smaller cupboard. Sitting room with lovely bay window to front. Bedroom 4/family room with outlook to rear garden. Spacious dining room with window to rear and ample space for a family dining table and chairs. Fitted kitchen with a good range of top and base units and appliances. Door leading out to rear garden. The first floor accommodation comprises spacious upper hallway with good storage cupboards, master bedroom with window to front having the original timber panel surround and lovely open outlook over the Braidburn Valley park and Pentland Hills. Two further double bedrooms and family bathroom. Garden areas to front and rear with an additional patio sitting area. Gas central heating with recently installed boiler.

LOCATION

The property is situated in the sought-after Braids area of Edinburgh, within the catchment areas of the highly regarded South Morningside Primary and Boroughmuir Secondary schools. There are excellent nearby shopping facilities including a Waitrose, an M&S Food Hall, various independent specialty retailers, banks and building societies. There is a theatre and privately owned cinema nearby, and an excellent choice of restaurants and bars. Leisure activities are well provided for, including the nature trail at Hermitage of Braid, Braidburn Valley park, local tennis club and a sports centre at Craiglockhart. The area has many fine golf courses including Mortonhall, The Merchants and the newly upgraded Braid Hills Golf Centre, which includes an acclaimed children's facility. Pentland Hills Country Park is also nearby at Hillend and incorporates a dry ski slope. There is easy access to the airport, Gyle Business Park, RBS World HQ and the main motorway network via the city by-pass.

PARKING

There is ample unrestricted on-street parking in the area









Pentland Terrace, EH10 6HA
Approx. Gross Internal Area
1776 Sq Ft - 164.99 Sq M



For identification only. Not to scale.
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1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

