

OFFERS OVER £425,000

30 Pentland Terrace, Braids
Edinburgh, EH10 6HD

drummondmiller
Solicitors & Estate Agents



- 1920's 3-bedroomed lower villa with scope for cosmetic improvements
- South-West facing bay-windowed living room
- Large open-plan fitted kitchen and dining area
- 3 good sized double bedrooms
- Gas central heating and double glazing
- Peaceful large rear garden
- Close to amenities and good transport links into the city
- EPC D

Description

Situated within the prestigious Braids area of Edinburgh is this generously proportioned main door lower villa (122 sqm) with panoramic views to the Pentland Hills. The property occupies a prominent position and is perfectly placed for access to convenient amenities, in the catchment for the top performing High School in Edinburgh and lovely outdoor space at Hermitage of Braid and Blackford Hill Local Nature Reserve.

The accommodation comprises; generous bay-windowed sitting room with feature electric fireplace, separate fitted kitchen with dining area, three well-proportioned double bedrooms, one with built-in wardrobes and family bathroom and separate WC. There is a sloped private garden to the front with mature and fully enclosed private gardens to the rear which can be accessed directly from the kitchen.





Central Heating and Double Glazing

Gas central heating is complemented by UPVC double glazing.

Garden and Parking

This is an excellent property with a sunny front aspect and panoramic view which the front garden enjoys. The East facing rear garden is a fair size and can be accessed directly from the kitchen/dining area. Free on-street parking can be found within the area.

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 cafes, 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 Spencers Simply Food. The Braid Hills and Merchants Golf courses are closeby. It is ideally situated for Edinburgh Napier University Merchiston Campus, and offers excellent well renowned primary and secondary schooling with 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.

Extras

The fitted carpets, blinds and curtains are included in the sale price.

Home Report

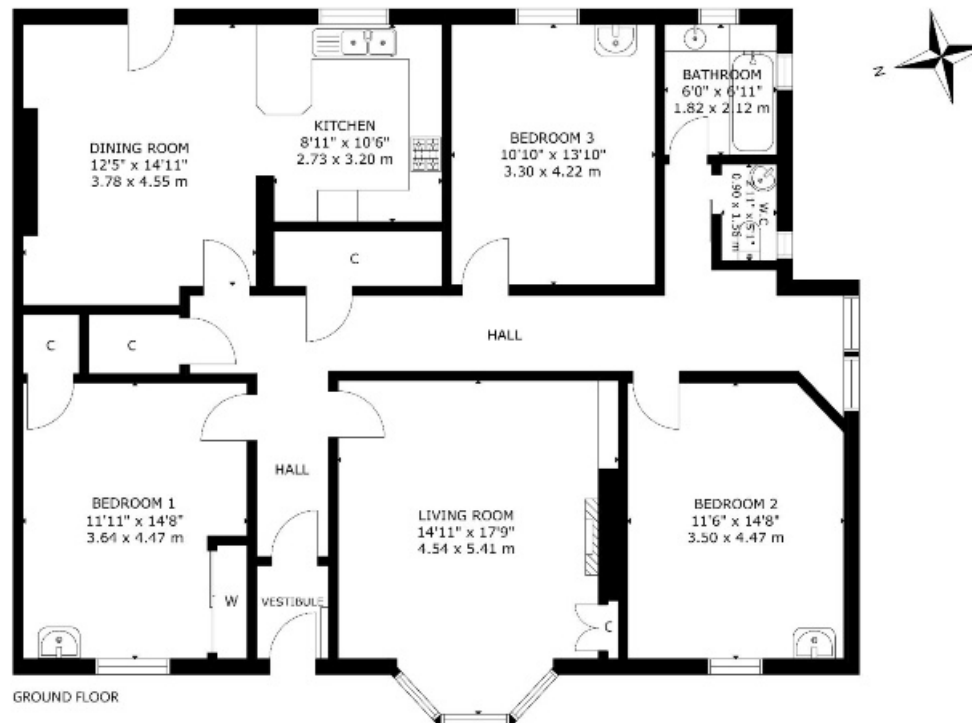
The property has been valued for mortgage purposes at £450,000 and the Home Report is available via the ESPC website.

EPC and Council Tax Band

The property has a D-rated Energy performance Certificate and is in Council Tax Band F.

Viewing

To view telephone Agent on 0131 229 3399.



30 PENTLAND TERRACE, EDINBURGH, EH10 6HD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,439 SQ FT / 134 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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