

28 BRAMIDEAN RISE

BRAIDS, EDINBURGH, EH10 6JR

**A RARELY
AVAILABLE**

*detached house
in Braids*



GILSON GRAY

LAW • PROPERTY • FINANCE

PROPERTY NAME

28 Bramdean Rise

LOCATION

Braids, EH10 6JR

APPROXIMATE TOTAL AREA:

209.2 sq. metres (2251.9 sq. feet)

- GROUND-FLOOR
- FIRST-FLOOR
- SECOND-FLOOR
- GARAGE

The floorplan is for illustrative purposes.
All sizes are approximate.



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Offering a wealth of accommodation spread over three levels, as well as beautifully landscaped gardens

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All connected, allowing for a sociable flow of accommodation

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29 Braids, Morningside
A fashionable and affluent suburb of Edinburgh, just southwest of the city centre



AN EXPANSIVE FAMILY HOME

This four-bedroom detached house is a substantial family home, which covers over 2,251 square feet to provide spacious, light-filled accommodation. It boasts three reception rooms and three washrooms, and is well-presented throughout in neutral hues. Furthermore, the impressive home is enveloped by carefully maintained gardens, including a south-facing rear garden that captures an abundance of daily sun. The property forms part of an exclusive neighbourhood, peacefully set beside the Braid Hills near idyllic walks and local golf courses. Highly-regarded schools and amenities are within easy reach and the heart of Edinburgh city centre is approximately just four miles away too.

GENERAL FEATURES

- Rarely available detached house
- Covering over 2,251 square feet
- Exclusive location in the Braids
- Spacious, light-filled accommodation
- Well-presented interiors throughout
- EPC Rating - D | Council Tax band - G

ACCOMMODATION FEATURES

- Welcoming entrance porch
- Hall with storage, cloak area, and WC
- Expansive, dual-aspect living room
- Large, south-facing conservatory
- Dining room with a serving hatch
- Well-appointed breakfasting kitchen
- Upper landing with eaves storage
- Three double bedrooms with wardrobes
- One versatile single bedroom/study
- Modern three-piece shower room
- Large three-piece family bathroom

EXTERIOR FEATURES

- Beautiful landscaped gardens
- Long driveway and double garage





Welcome inside

Stepping into the home, you are greeted by an entrance porch leading through to a naturally-lit hall, defined by a crisp neutral palette. A staircase with an ornate wooden banister draws attention, along with a lovely fitted window seat. There is understairs storage and a cloak area too.

THREE RECEPTION ROOMS



A sociable flow of accommodation

The three reception rooms are all connected, allowing for a sociable flow of accommodation. To the front, the living room has an expansive footprint that is bathed in lots of natural light from oversized, dual-aspect windows. It can accommodate an excellent choice of comfortable furnishings and it is enhanced by an understated colour scheme, accentuating a bright and inviting environment. A handsome fireplace completes the room, creating an eye-catching focal point. From here, sliding doors lead through to the adjacent dining room, which is the perfect size for family meals and special occasions.





Meanwhile, a set of glazed doors slide open into the south-facing conservatory, which provides delightful garden views and a flexible space for relaxing, dining, and socialising. It also extends out into the garden for summer soirees.



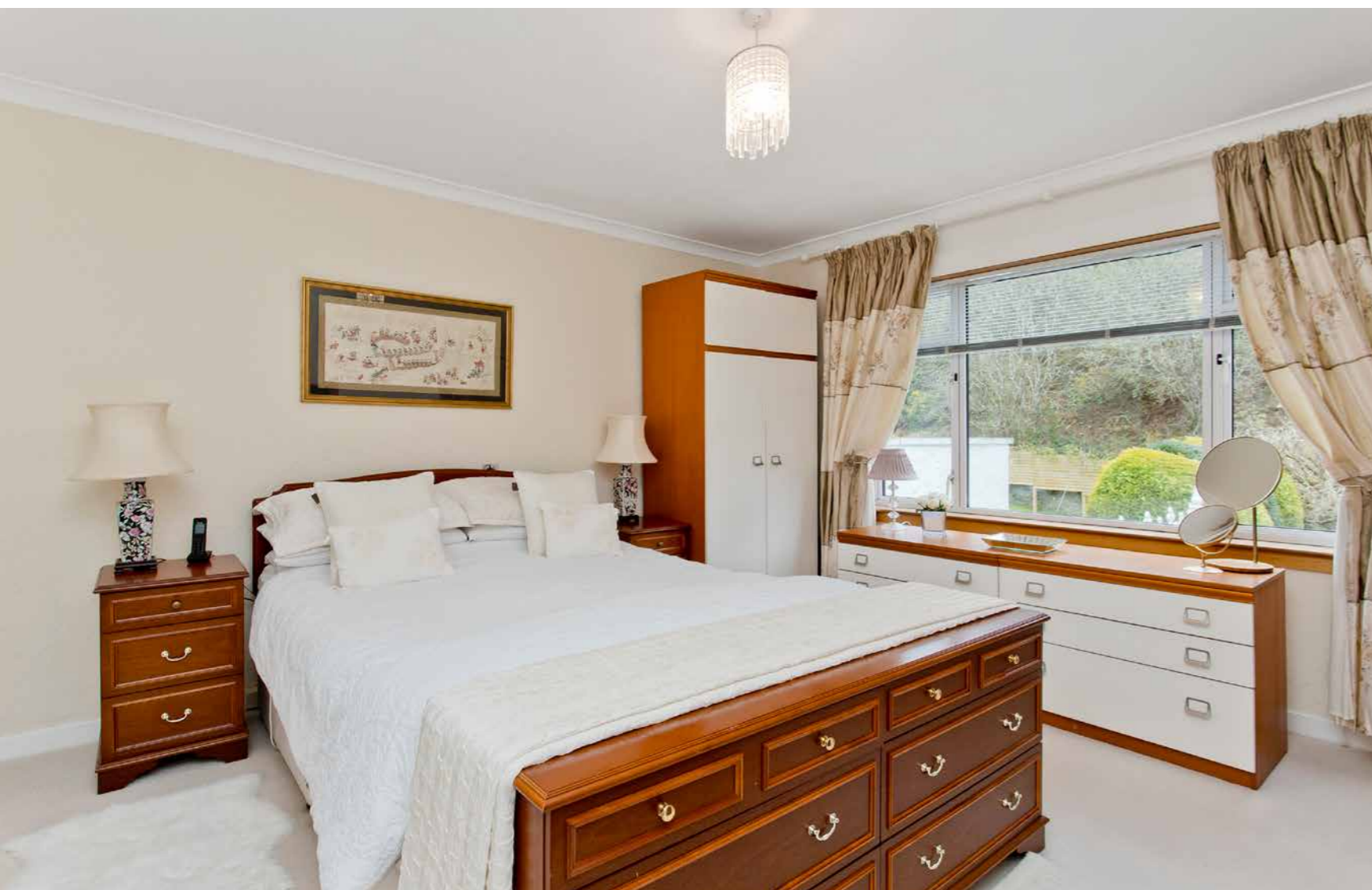
WELL-APPOINTED KITCHEN

**bright ambience
and direct access to the garden**

Set to the south-facing rear of the home, the breakfasting kitchen has a bright ambience and direct access to the garden. It features a generous range of base and wall-mounted cabinets and sweeping worksurfaces, providing ample storage for a wide selection of utensils. There is also a fitted breakfast bar for casual meals and a large serving hatch to the dining room for additional convenience.







THE BEDROOMS

The bedrooms are comprised of three spacious doubles with built-in wardrobes and a versatile single, which is currently organised as a study showcasing the flexibility of the property. Two double bedrooms and the single are on the first floor, whilst the dual-aspect principal bedroom has the second floor to itself (along with a shower room), extending off a naturally-lit landing with a built-in cupboard and access to eaves storage. All four bedrooms benefit from light décor and fitted carpets for maximum comfort.



The dual-aspect principal bedroom has the second floor to itself, along with a shower room





THE BATHROOMS

A washroom on every floor

For practicality, the home has a washroom on every floor. At ground level, there is a handy WC, just off the hall's cloak area. The large family bathroom is on the first floor, equipped with a three-piece suite and over-bath shower, enveloped in chic tile work. On the second floor is a modern three-piece shower room, finished with marble-effect tiles and a monochrome-inspired border.





BEAUTIFUL MATURE GARDENS

to the front and rear

The home is flanked by beautiful gardens, which enjoy manicured lawns and mature planting, as well as excellent privacy. The front garden is shielded by established hedgerows, whilst the enclosed rear garden is backed by the Braid Hills Trail. The large rear garden further boasts a charming patio area and a suntrap, south-facing aspect – perfect for summer entertaining. Private parking for multiple vehicles is assured thanks to a long, gated driveway laid with monoblock paving and a detached double garage.

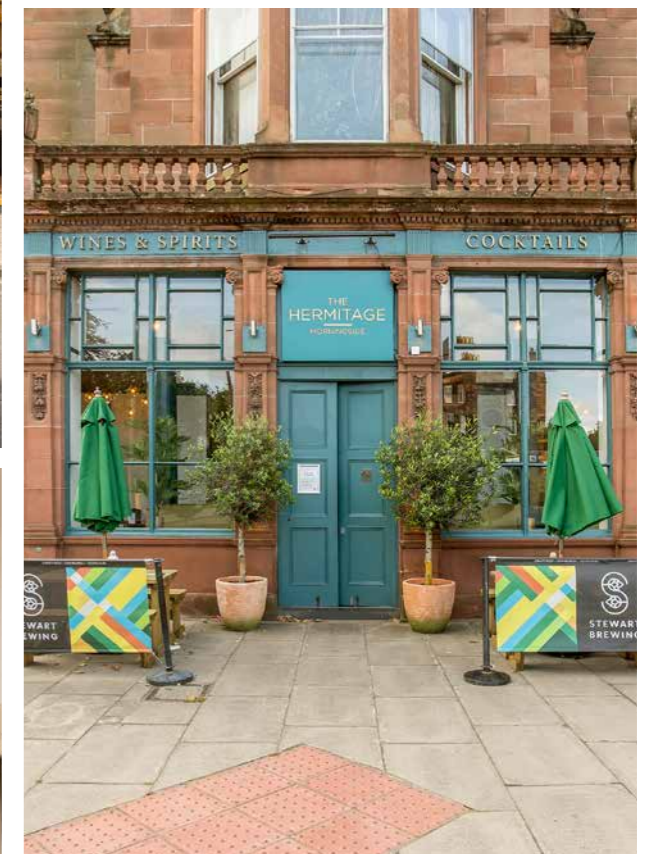
Extras: all fitted floor and window coverings, light fittings, electric cooker, fridge, freezer, dishwasher, washing machine, and tumble dryer to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the moveables and/or appliances included in the price, as these items are to be left in a sold as seen condition.



28
BRAMDEAN
RISE

BRAIDS, MORNINGSIDE

The exclusive area of Braids lies within greater Morningside and is a fashionable and affluent suburb of Edinburgh, just southwest of the city centre. A wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, a luxury cinema, theatres, banks, a library, and various supermarkets (including Waitrose and M&S), are all in the immediate vicinity.





Green spaces on your doorstep

Enjoying the outdoors could not be easier, given the proximity of the lovely green areas of Braidburn Valley Park, Colinton Mains Park and Blackford Hill, which offers delightful walks and superb views across Edinburgh. The Pentland Hills regional park is a short drive away, with walking, biking and pony-trekking, plus skiing at Midlothian Snowsports Centre. For the active type, Craiglockhart Leisure Centre includes a gym, fitness classes and a tennis centre. For the golf enthusiast, there are several courses in the surrounding area, including the Merchants of Edinburgh and Braid Hills.

The area is renowned for its outstanding schools from nursery to secondary level in both the public and private sectors. With regular buses to and from the city centre and the easy accessibility of the City Bypass, commuting from here is fast and convenient.



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Gilson Gray Edinburgh | 29 Rutland Square, EH1 2BW | 0131 516 5366

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