



4 (1f), Braid Avenue,
Morningside, Edinburgh, EH10 6DR

CALL US ON 0131 447 4747

4 (1f), Braid Avenue, Morningside, Edinburgh, EH10 6DR

For price and viewing information please visit
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- Shared entry.
- Spacious entrance vestibule extensive fitted storage.
- Understairs storage cupboard
- Carpeted staircase with wooden balustrade leading to upper level.
- Reception hall with excellent natural light from a fantastic skylight with original features.
- Good sized living room with feature fireplace.
- Dining kitchen with integrated appliances.
- Generously proportioned double bedroom with bay window.
- Further double bedroom with fitted storage.
- Freshly presented bathroom with shower.
- Door from hallway leading to staircase taking you to upper level.
- Understairs storage cupboards.
- Stunning master bedroom with open views to Blackford Hill & Arthur Seat
- Walk in dressing room with access to eaves.
- Superb four-piece en suite bathroom with separate shower & access to eaves.
- Partial double glazing.
- Many original features.
- Gas central heating.
- Private garden areas to front.
- Driveway suitable for a small car.
- Private garage with power & water.
- Permit & metered parking in surrounding streets.

GENERAL DESCRIPTION

A fabulous double-upper flat situated in the prestigious and much sought-after Morningside district of the City, within a short distance from the City Centre and also within walking distance of an eclectic range amenities within the bustling Morningside Road. The property would be suitable to a wide range of buyers and the generous.





LOCATION

Braid Avenue is situated in one of Edinburgh's prime residential districts, Morningside, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants and cafés. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park; Craiglockhart Hill, Bruntsfield Links and The Meadows; Pentland Hills Country Park with dry ski slope; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and north to the Forth Road Bridge/ Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Catchment schools are Canaan Lane/ South Morningside and Boroughmuir High School, with private schooling at nearby George Watson's College and Merchiston Castle. Napier University campuses at Craiglockhart and Merchiston are also within the vicinity, and Edinburgh University campuses are within easy reach by bus or car.

INCLUDED: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FRIDGE/FREEZER, AUTOMATIC WASHING MACHINE AND DISHWASHER. THERE WILL BE NO GUARANTEES GIVEN FOR ANY OF THE WHITE GOODS.

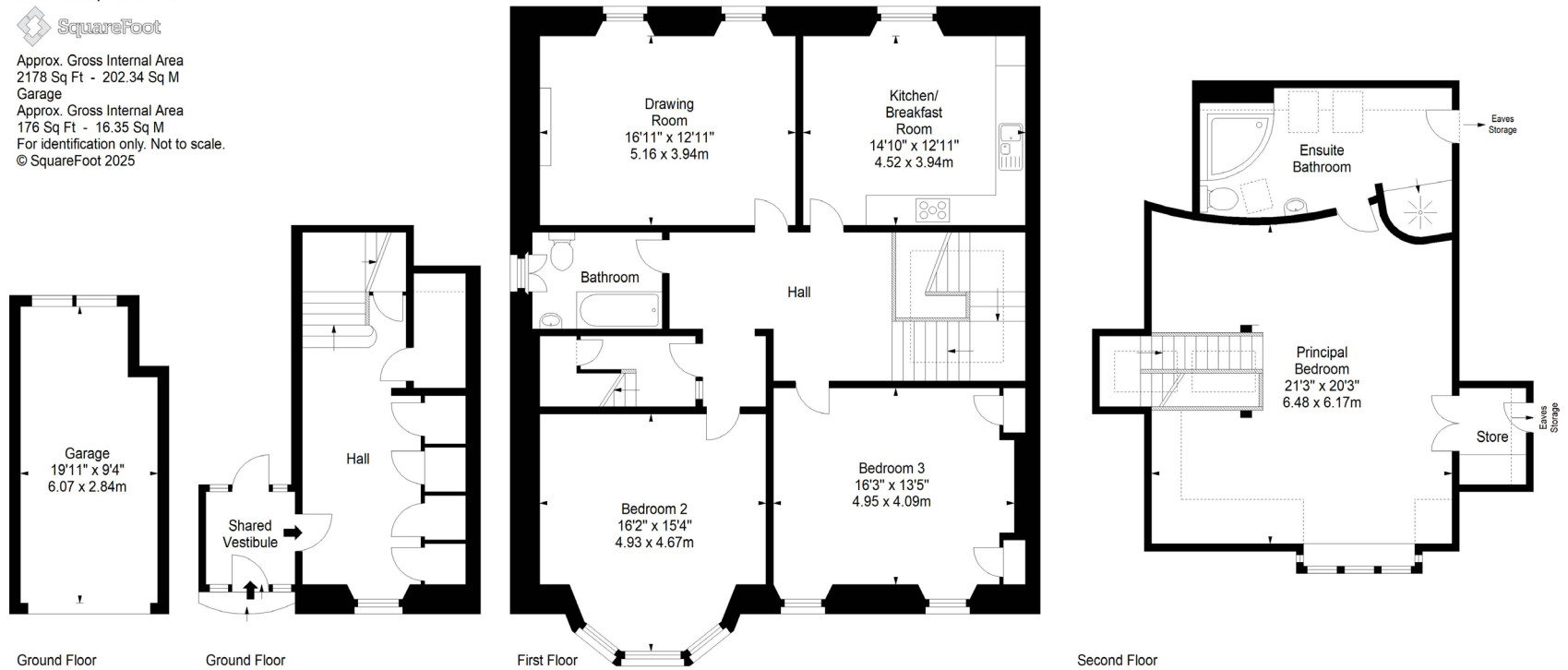
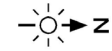


COUNCIL TAX BAND	G.
TRAIN STATION	APPROXIMATELY 2.2 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 10.1 MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 100 METRES.

**Braid Avenue,
Edinburgh,
Midlothian, EH10 6DR**



Approx. Gross Internal Area
2178 Sq Ft - 202.34 Sq M
Garage
Approx. Gross Internal Area
176 Sq Ft - 16.35 Sq M
For identification only. Not to scale.
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**ENERGY PERFORMANCE
CERTIFICATE RATING C**

76 - 80 Morningside Road, Edinburgh, EH10 4BY
T: 0131 447 4747

WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.