



**Deans Properties**

Deans Solicitors and Estate Agents LLP



**40 Braid Crescent  
Morningside, EH10 6AU**



## END TERRACED HOUSE

- Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Private Front & Rear Gardens
- On-Street Permit Parking
- Double Glazing & GCH
- EPC Rating – D



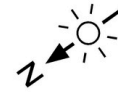


This immaculately presented and deceptively spacious end terraced house with lovely, south-west facing garden is located in a highly sought-after location in Morningside, close to a variety of popular shops, cafes and restaurants and excellent schooling. There are convenient public transport links to the city centre and surrounding areas. The accommodation comprises; generous, bay-windowed living room with feature fireplace and ornate cornicing, bright and well-proportioned kitchen/dining room with pantry, three good-sized bedrooms and bathroom with shower over bath. There is a neatly landscaped garden to the side with a paved area to the rear and a further garden area to the front. On-street permit parking is available in the area. The property is fully double glazed and has gas central heating. Included in the sale are the fitted carpets and floor coverings, curtains, oven, hob, fridge, freezer, washing machine and lightshades. The appliances included are sold as seen with no warranty provided.

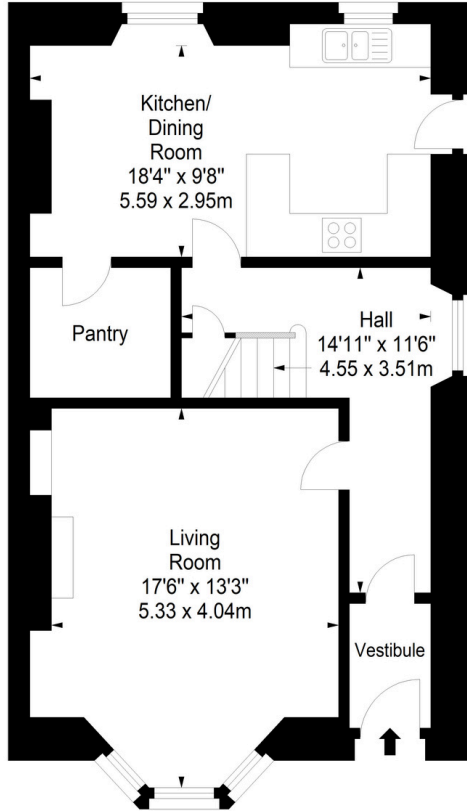




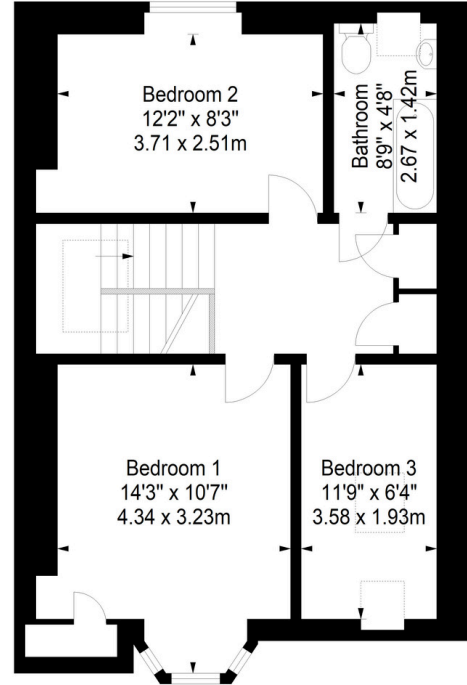
# Braid Crescent, EH10 6AU



Approx. Gross Internal Area  
1139 Sq Ft - 105.81 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor





Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

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**0131 667 1900**

[mail@deansproperties.co.uk](mailto:mail@deansproperties.co.uk)

[www.deansproperties.co.uk](http://www.deansproperties.co.uk)