



32 Pentland Terrace,
Braids, EH10 6HD

Deans 
Solicitors & Estate Agents LLP



MAIN DOOR UPPER VILLA

- Sitting Room
- Kitchen/Dining Area
- Three Double Bedrooms
- Bathroom
- Private Front, Side & Rear Gardens
- On-Street Parking
- Double Glazing & GCH
- EPC Rating – C

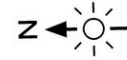


Situated within the prestigious Braids area of Edinburgh is this tastefully presented main door upper villa with panoramic views to the Pentland Hills. The property is perfectly placed for access to convenient amenities, in the catchment for the top performing High School in Edinburgh and lovely outdoor space at Hermitage of Braid and Blackford Hill Local Nature Reserve. The accommodation comprises; generous, bay-windowed sitting room, separate kitchen with dining area, three well-proportioned double bedrooms, two with built-in wardrobes and family bathroom with separate shower enclosure. Planning permission was previously obtained for conversion of the attic and details can be viewed on the Council website under References 21/05199/FUL and 21/05199/VARY. Any prospective purchaser should make any further enquiries with the Council. There is a small private garden to the front with mature and fully enclosed gardens to the side and rear. Free on-street parking can be found within 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, a free-range standing cooker, large fridge, large freezer, washing machine and dishwasher. All appliances included above are sold as seen with no warranty provided.

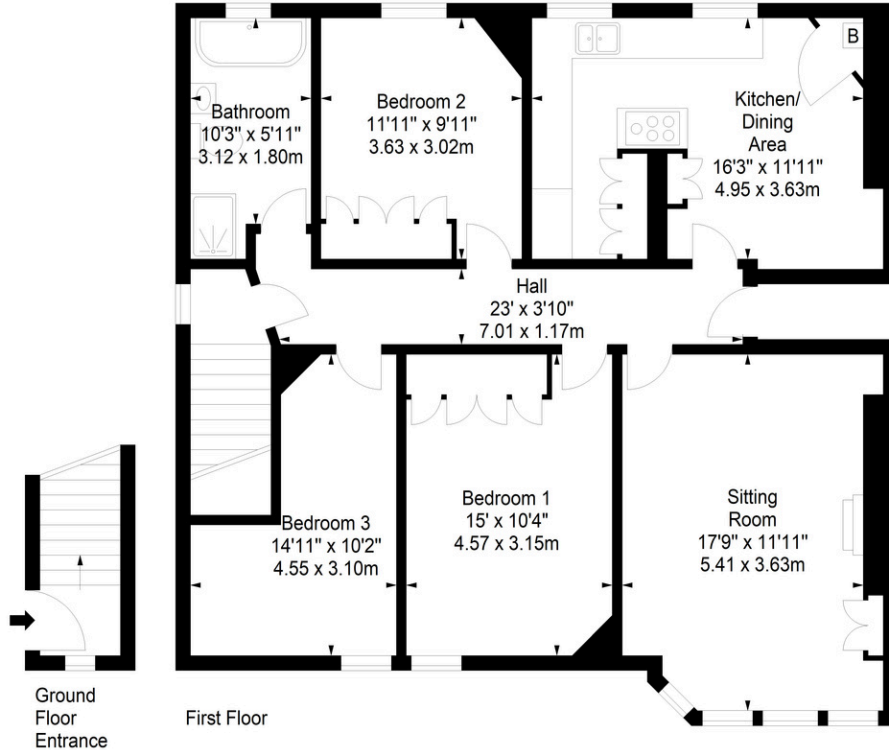




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Approx. Gross Internal Area
1125 Sq Ft - 104.51 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as 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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