

# 23 Braid Avenue

Morningside, Edinburgh, EH10 4SR



# Table of Contents

04  
The floorplan

06  
Welcome to 23 Braid Avenue

08  
A grand entrance

14  
The sun-drenched drawing room

18  
A formal dining room ideal for entertaining

20  
The contemporary kitchen

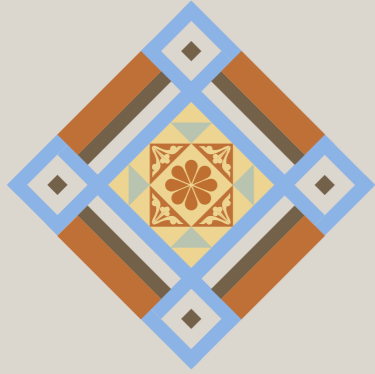
26  
Garden-level living room

28  
Five spacious double bedrooms

34  
Modern shower rooms

36  
The private gardens

38  
Morningside, Edinburgh



## Property Name

23 Braid Avenue

## Location

Morningside, Edinburgh, EH10 4SR

## Approximate total area:

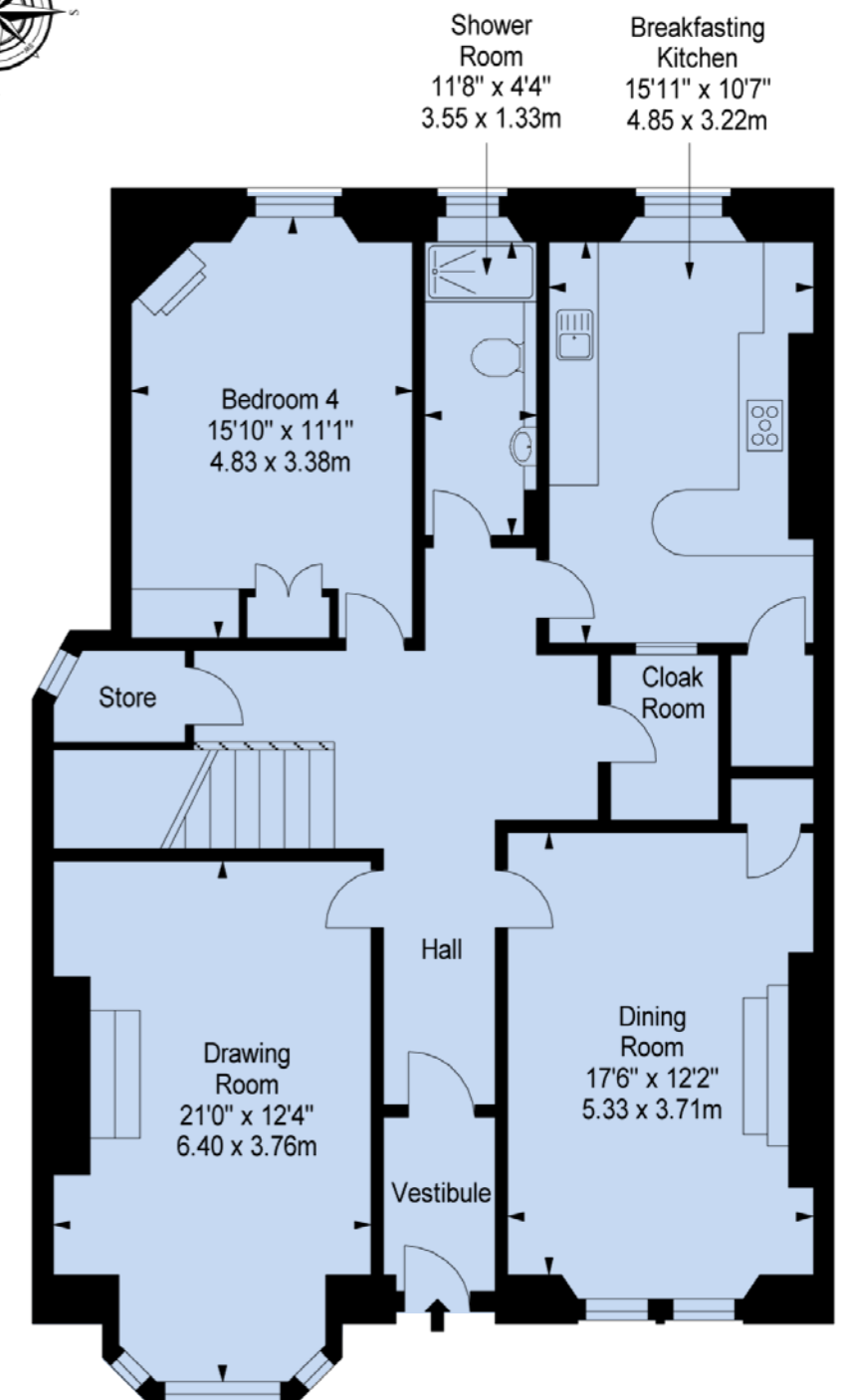
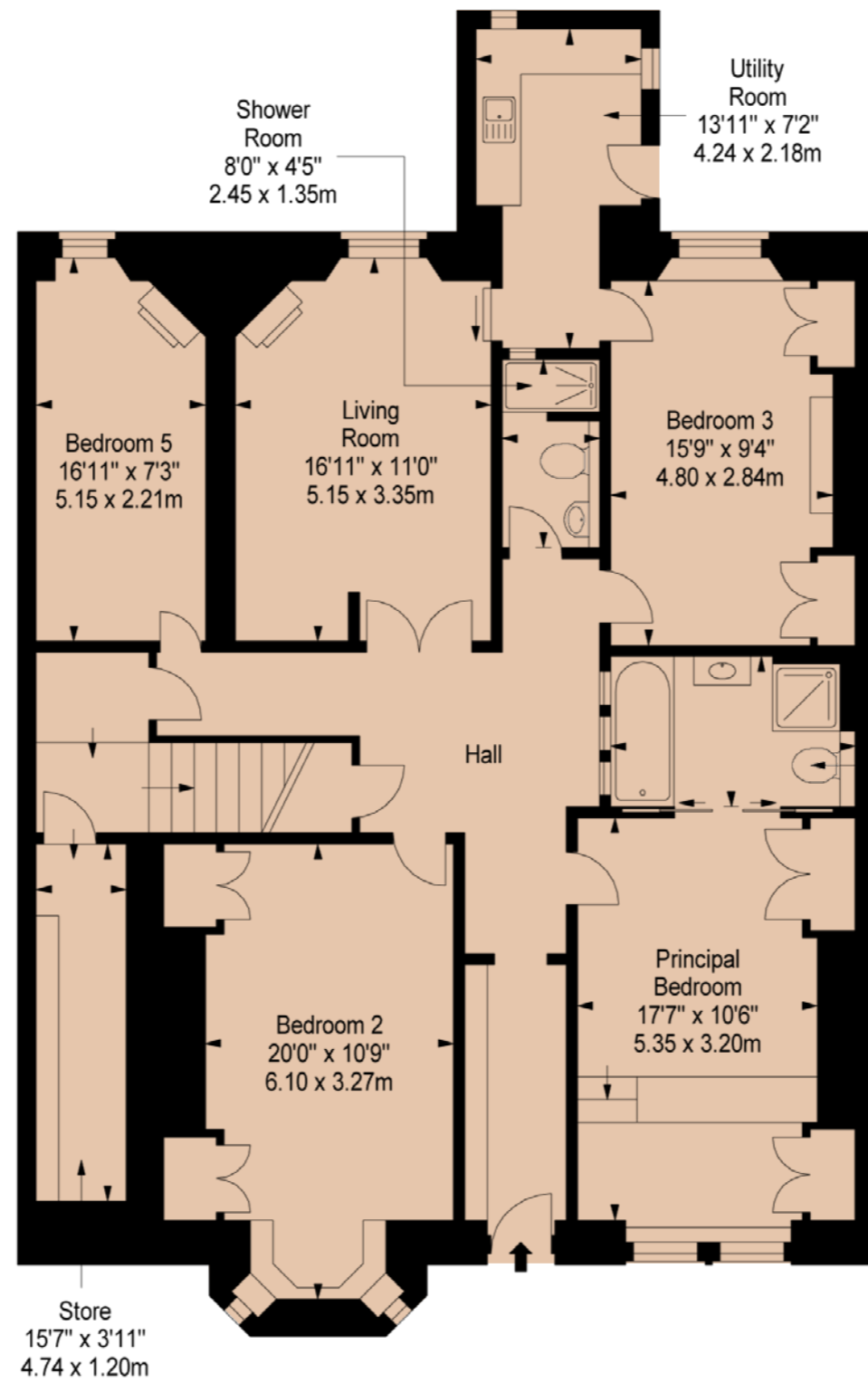
263.5 sq. metres (2836.4 sq. feet)

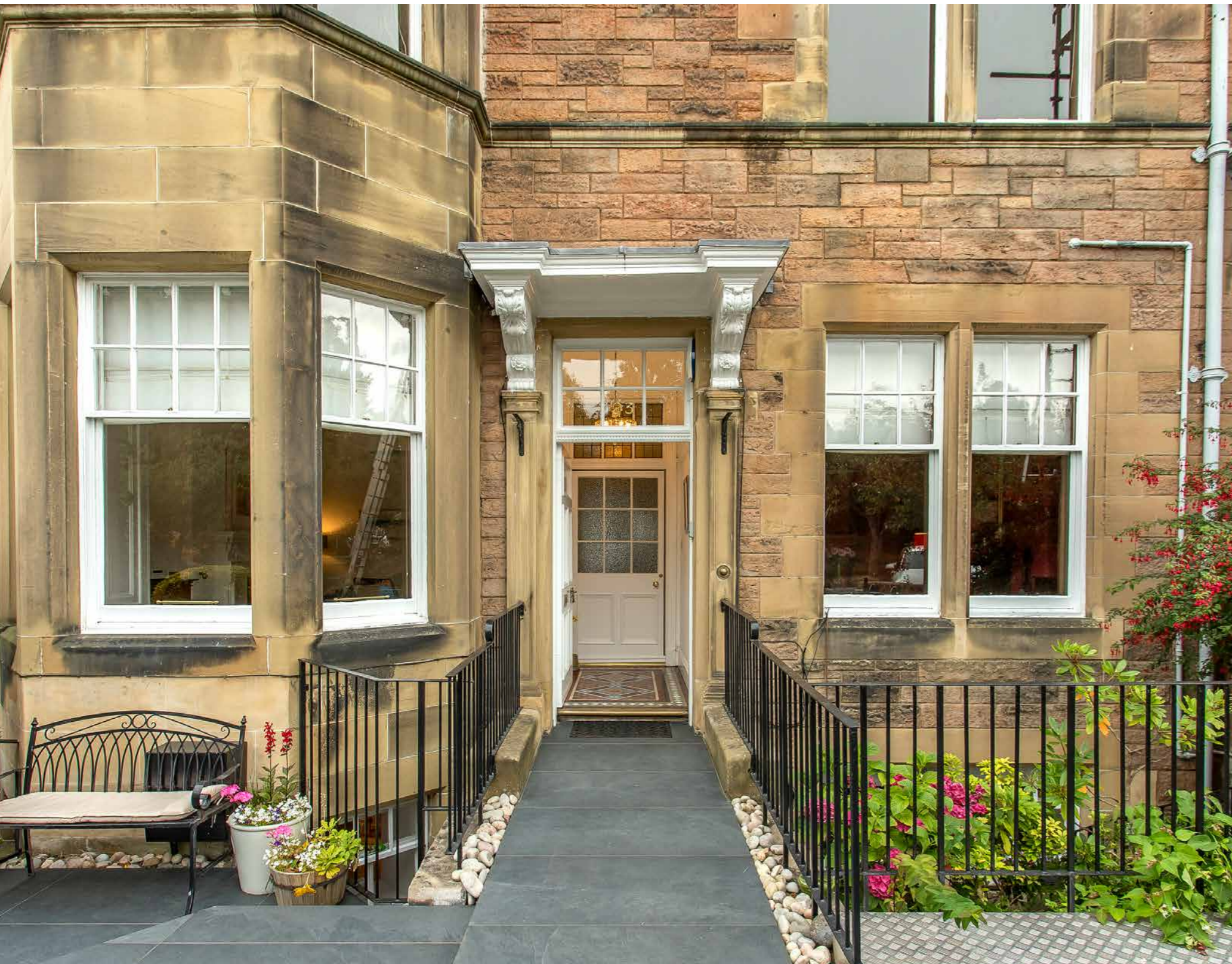


Garden Level



Ground Level





Situated in the heart of vibrant Morningside, 23 Braid Avenue is a distinguished Victorian villa that masterfully combines original period features with modern comforts. This exceptional property, refurbished to a move-in condition, is set on a tranquil street, once recognised as one of Scotland's top residential addresses. Situated within strolling distance to prestigious schools like George Watson's College and an array of local amenities, it offers an idyllic family lifestyle surrounded by lush greenery.

## General Features

- ◆ Prestigious double-storey Victorian villa in a prime Morningside location
- ◆ Sympathetically refurbished to a high standard with tasteful interiors
- ◆ Generous rooms with beautifully retained period features
- ◆ Architect-design upgrades to the garden-level
- ◆ Independent front doors to both levels, offering wonderful flexibility
- ◆ Fabulous fitted storage throughout, over both levels
- ◆ Enclosed front and rear gardens with sunny aspects
- ◆ Two residential parking permits
- ◆ EPC Rating - D | Home Report Value - £1,100,000

## Accommodation Features

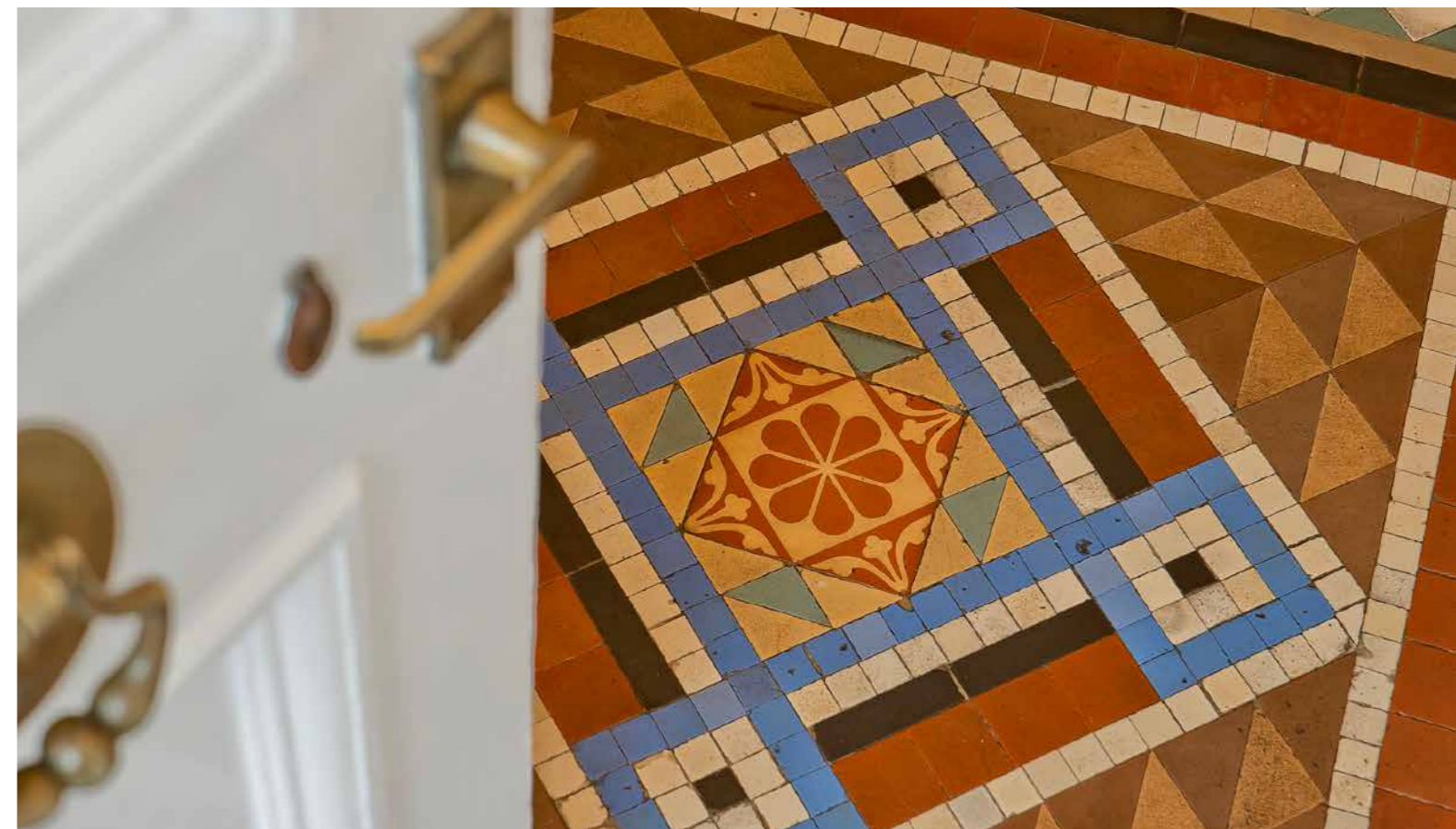
- ◆ Vestibule with traditional Victorian tiling
- ◆ Garden level entrance with library
- ◆ Impressive reception hallway with cloak room
- ◆ Large, garden-level hallway with hardwood flooring
- ◆ Bright drawing room with a feature fireplace
- ◆ Formal dining room with oak panels
- ◆ Garden level living room with garden views
- ◆ Stylish, contemporary breakfasting kitchen
- ◆ Utility room/kitchenette with garden access
- ◆ Principal bedroom with mezzanine dressing area
- ◆ Four further spacious double bedrooms
- ◆ Luxurious 4-piece en-suite bathroom
- ◆ Two shower rooms with underfloor heating
- ◆ Multiple, flexible store rooms/cupboards



# Victorian charm

## A grand entrance

**T**he villa makes a wonderful first impression where the original front door sits under a decorative sandstone ashlar. Upon entering, you are welcomed by a charming vestibule featuring traditional Victorian mosaic tiling that showcases the property's heritage.



# An elegant

reception hallway  
with period features



The impressive reception hallway showcases beautiful decorative arched plasterwork and a wide oak staircase (with access to another deep store room with flexible uses) that leads to the garden-level accommodation. This area is also enhanced by a cloakroom and a deep storage cupboard, providing both elegance and practicality. The lower reception hall is equally impressive, with its large footprint, modern architecture and hardwood flooring. The lower reception hall can also be accessed via an independent front door, giving this property unique flexibility for independent living over the two floors.



# Sun-drenched

drawing room with bay window







The drawing room, positioned at the front of the property, boasts a large bay window that floods the room with warm afternoon sunlight. This space is tastefully finished with whitewashed walls, intricate egg-and-dart cornicing, and original wood flooring. A striking fireplace with a living flame gas fire serves as the focal point of this inviting room.



# Ideal for entertaining



## The formal dining room

Perfect for hosting gatherings, the formal dining room features twin recessed windows with stripped oak surrounds and an impressive focal fireplace, also equipped with a living flame gas fire. A drinks press cupboard and ample space to seat ten diners make this room ideal for elegant dinner parties.

# A culinary haven

Contemporary kitchen with premium appliances





The contemporary kitchen is a culinary haven, offering quality fittings and picturesque views of the leafy garden from an inviting window seat. It is equipped with sleek handleless units, Staron premium worktops, a Quooker instant hot tap, and a selection of high-end appliances, including a NEFF 5-ring gas hob, Siemens microwave/grill oven, Siemens electric oven, integrated Siemens fridge/freezer, and integrated Siemens dishwasher. The stylish Amtico herringbone flooring and bespoke lighting add a touch of sophistication to this modern space. The kitchen comes with a breakfast bar, ideal for morning coffee or socialising while cooking. A deep store cupboard makes for a perfect pantry.

This versatile utility room, which can also serve as a kitchenette, is equipped with an integrated washing machine and fridge, and provides convenient rear access to the garden area, enhancing the functionality of the home.





## Garden-level living room

The living room, accessed through double doors from a most-impressive central hallway, exudes warmth and comfort with its feature traditional fireplace and solid hardwood flooring. This cosy space offers serene leafy views, making it a perfect retreat for relaxation and unwinding.

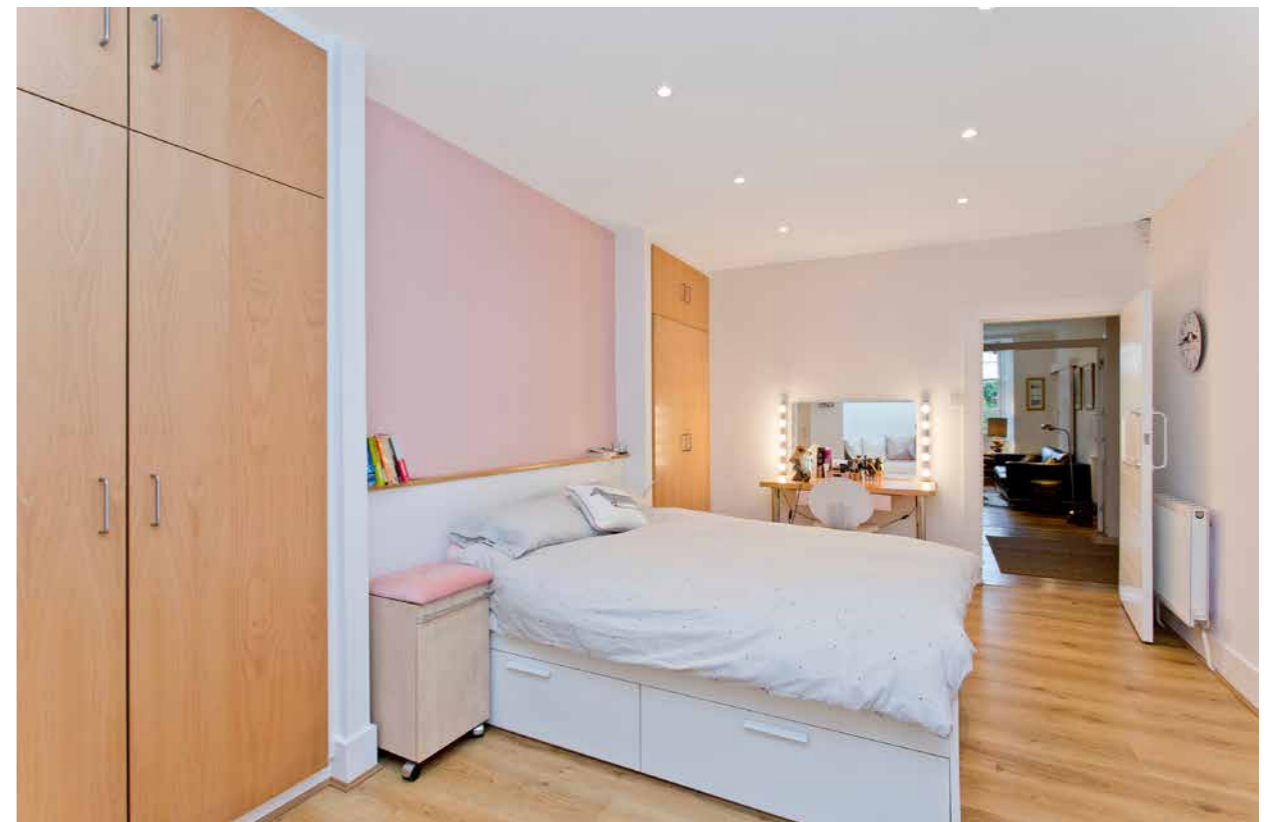
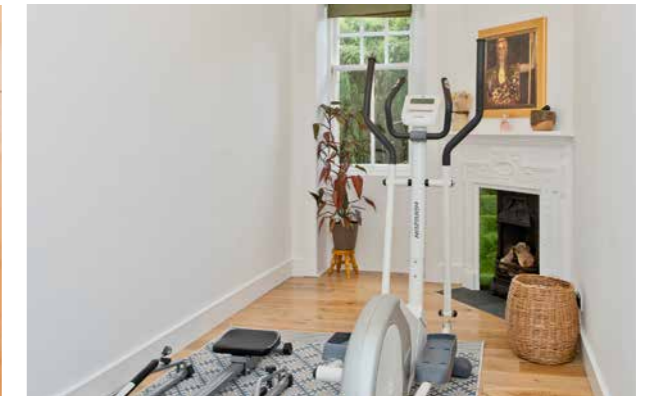




# Spacious

double bedrooms with ample storage

The property boasts five impressive double bedrooms across two floors. Four of the bedrooms are equipped with outstanding fitted storage, while the fifth bedroom, currently utilised as a gym, offers versatility and would also make an ideal home office.







# Luxurious

principal bedroom with dressing area and en-suite

The principal bedroom is a luxurious retreat, featuring a mezzanine dressing area with colourful views, extensive fitted storage, and a sumptuous four-piece en-suite. The en-suite includes an impressive shower, a Jacuzzi-style bath, and underfloor heating, providing a spa-like experience at home.





# Modern shower rooms

Two additional modern shower rooms, both featuring underfloor heating and high-quality fittings, serve the remaining bedrooms.





# Private

gardens to the front and rear

The front garden is a delightful space, tiled and enclosed by a stone wall and small gate. This peaceful outdoor area benefits from a seating area bathed in afternoon sun, offering a charming spot for relaxation. There is also space for a bike store and colourful planting that enhances the property's curb appeal. The sunny, fenced rear garden is laid to lawn and features an apple tree, making it a delightful private retreat that enjoys afternoon sun. Accessed via a communal walkway, it provides a serene environment for outdoor activities and peaceful relaxation.

# Morningside





## A fashionable and affluent suburb of Edinburgh

**M**orningside is a fashionable and affluent suburb of Edinburgh, located just south-west of the city centre. This desirable area offers a vibrant mix of amenities, including a wide variety of cafés, restaurants, coffee houses, bistros, independent shops, galleries, boutiques, and a luxury cinema. Theatres, banks, a library, and several supermarkets, including Waitrose and M&S, are also conveniently on your doorstep.

23 Braid Avenue enjoys a prime position on a quiet, picturesque street lined with cherry blossom trees, just a mere 200 yards from the bustling heart of Morningside's outstanding amenities. Despite its peaceful setting, the property is perfectly placed for easy access to the area's many attractions and conveniences.

For families, the location is ideal, with three primary schools—St. Peter's, Canaan Lane, and Morningside Primary—within walking distance, as well as the renowned George Watson's College. The area is well-connected, with excellent bus links to Edinburgh's city centre, ensuring that commuting is fast and convenient.

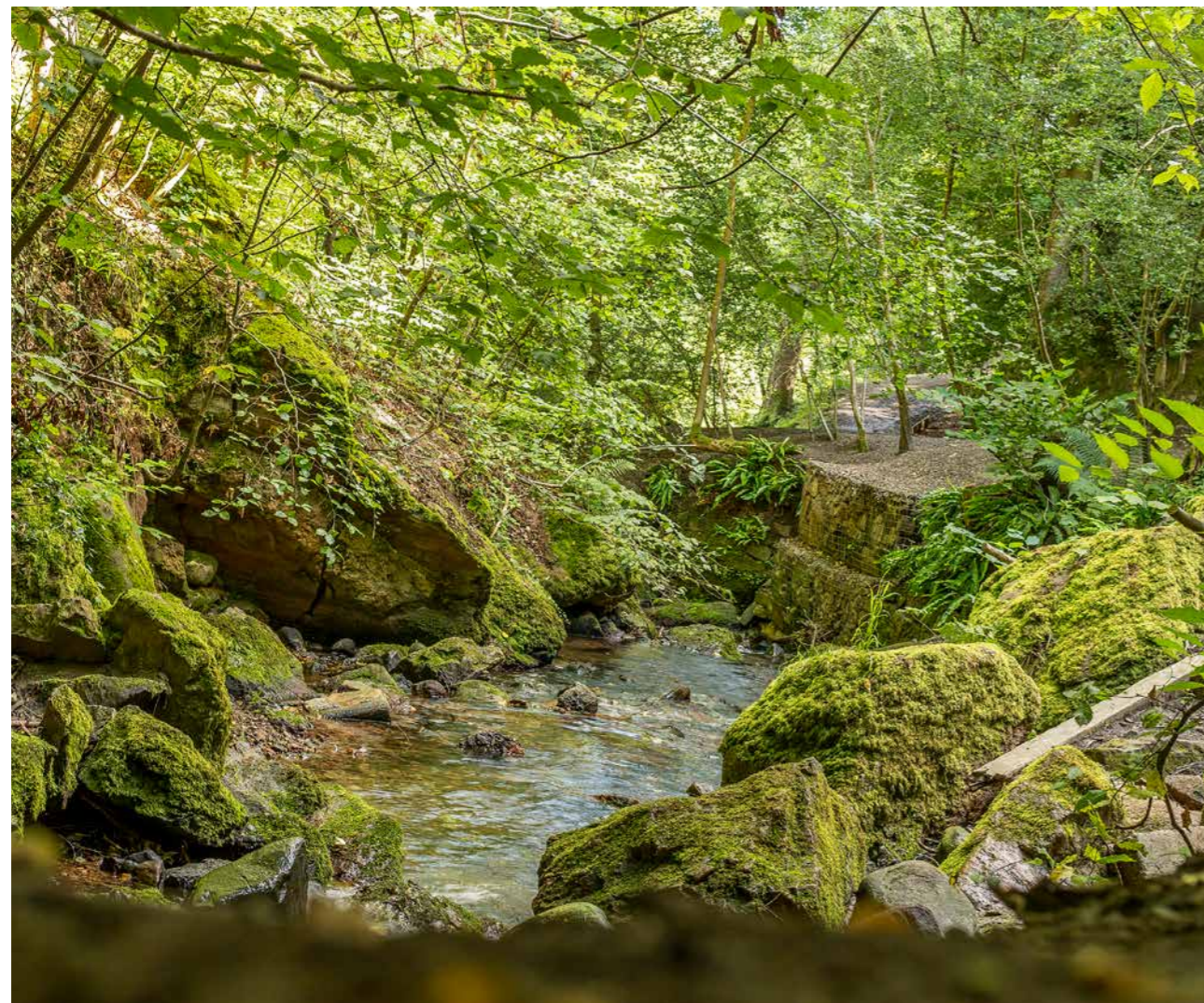


Outdoor enthusiasts will appreciate the proximity of the lovely green spaces, including Braidburn Valley Park, Colinton Mains Park, and Blackford Hill, which offers delightful walks and superb views across

Edinburgh. The Pentland Hills Regional Park, just a short drive away, provides opportunities for walking, biking, pony-trekking, and skiing at the Midlothian Snowsports Centre. For those who

enjoy staying active, Craiglockhart Leisure Centre, with its gym, fitness classes, and tennis centre, is nearby. Golf enthusiasts are also well-catered for, with several courses in the surrounding area, including the Merchants of Edinburgh and Braid Hills.

The combination of excellent local amenities, outstanding schools, and beautiful green spaces makes Morningside one of Edinburgh's most sought-after residential areas.



# Amenities



# CULLERTON'S

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