



212 Braid Road, Edinburgh, EH10 6NZ













Spacious detached villa set in a large and mature plot situated in a much sought after residential area approximately three miles south of the City Centre. There are excellent local shops and a good range of specialist shops, Supermarkets, Banks, Building Societies, Post Office, restaurants, pubs and a Library in nearby Morningside Road. There are regular bus services to and from the City Centre and the City Bypass is within easy reach by car providing access to the airport, A1 and the major motorways.

Close by are a choice of nurseries, playgroups and first class private and public sector schools including the highly regarded South Morningside Primary School and George Watson's College. Napier University is also within walking distance.



There are many recreational facilities in the area including golf courses, tennis clubs, many delightful walks through Hermitage of Braid, Blackford Hill and Braidburn Valley, the artificial ski slope at Hillend and the Dominion Cinema and Churchill Theatre.

The property is in good decorative order throughout but would now benefit from a degree of modernisation and upgrading. The home benefits from gas central heating, double glazing and good storage facilities. The kitchen appliances are included in the sale, other items may be available through separate negotiation.

## Property Details

- Entrance Vestibule with tiled floor.
- Welcoming entrance Hall with carpeted staircase to upper floor.
- Sitting Room with bay window to side. Feature fireplace. Cornice.
- Formal Dining Room with windows to front and side. Feature fireplace. Shelves wall press. Cornice. Picture rail.
- WC with white two-piece suite comprising wash hand basin and WC. Window to side. Meters cupboard.
- Fitted Kitchen with matching wall and base units. Deep under stair cupboard. Integrated gas hob, electric oven and grill. Integrated fridge/freezer. Washing machine. Window to rear with open views over the garden.
- Lovely Family Room / Sunroom with open views over the City and to the Pentlands. Door to garden.

## Upper Floor

- Landing with Skylight. Extensive built in cupboards. Attic access hatch.
- Master Bedroom with windows to side. Bespoke built in wardrobes with hanging space and shelving.
- Second bedroom with window to rear with fabulous open views. Built in wardrobes, dresser and shelving.
- Further Double Bedroom with window to front.
- Former Bathroom converted to Shower Room with white three-piece suite comprising wash hand basin with vanity unit below, WC and bidet. Shower compartment with mixer shower. Window to side.



Viewing by appointment, telephone Agents on 0131 524 3800





















## EXTERNAL

A driveway provides off street parking for several cars and leads to a detached single garage with up and over door, power and light.

The property is set in extensive and mature garden grounds with large lawns and a lovely array of established plants, shrubs and trees which attract a wide variety of wildlife. Garden pond. Superb summer house.

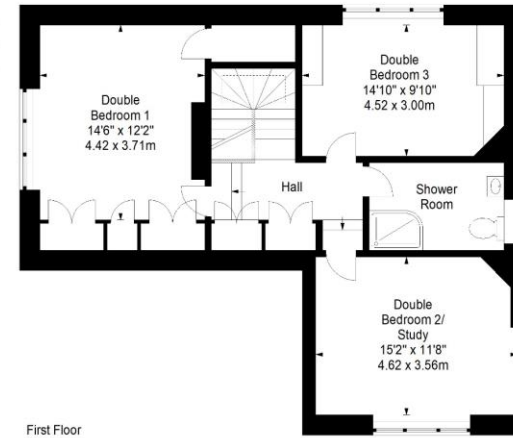
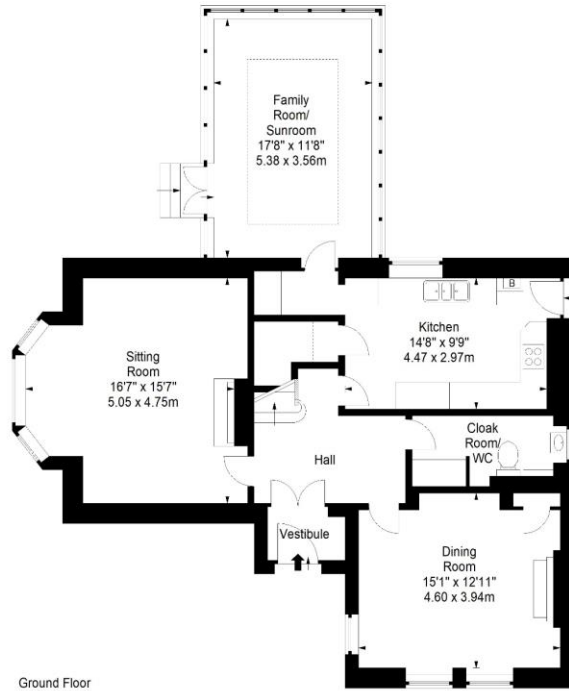
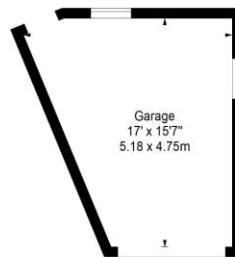
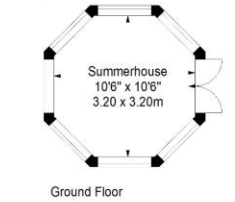
- Energy Efficiency Rating - E
- Council Tax Band - F



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Edinburgh, EH10 6NZ



Approx. Gross Internal Area  
1839 Sq Ft - 170.84 Sq M  
Garage  
Approx. Gross Internal Area  
210 Sq Ft - 19.51 Sq M  
Summerhouse  
Approx. Gross Internal Area  
92 Sq Ft - 8.55 Sq M  
For identification only. Not to scale.  
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Connell & Connell WS  
10 Dublin Street  
Edinburgh, EH1 3PR  
Tel: 0131 556 2993  
Fax: 0131 557 5542  
[property@connellws.co.uk](mailto:property@connellws.co.uk)

\* Please contact us for a free consultation or valuation

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