



Solicitors & Estate Agents



Offers Over

£675,000

13 Riselaw Crescent

The Braids | Edinburgh | EH10 6HN

An exceptionally appealing and generously proportioned semi detached villa, enjoying a superb location on a charming residential street, close to the picturesque Braid Hills and Braidburn Valley Park.

-  4 bedrooms
-  1 public room
-  2 bathrooms
-  On-street free parking and nearby lock up garage
-  Private front and rear gardens
-  EPC rating – D
-  Council tax band- G



Description

The house would now benefit from a degree of upgrading in places and offers a superb opportunity to create a flexible and individually designed family home, within easy reach of the city centre and some of the capital's most beloved green spaces.

The accommodation briefly comprises: entrance hallway with decorative tiled flooring, large storage cupboard and stair to the upper floors, generously sized bay fronted reception room with wood flooring, picture rail and focal fireplace, well equipped kitchen which has been fitted with a selection of white units complete with contrasting worktops, herringbone flooring and clothes pulley, convenient downstairs bathroom with three piece white suite, tiled floor and over-bath shower/splash screen, spacious downstairs bedroom with fireplace, a pleasant leafy outlook and wood flooring, good sized principal bedroom with bay window, fireplace and fixed storage cupboard, two further bright and well-proportioned double bedrooms, family bathroom with Victorian style suite, electric shower and tiling to the bath area, and finally a large dual facing attic room, featuring exposed brick, open views and excellent eaves storage.



Extras

The fridge, dishwasher and washing machine and curtains and lampshades will be included in the sale.

Gardens, Parking and Garage

To the front of the house is a pleasant leafy garden, enclosed by a timber fence and bordered by mature hedgerow and bushes. To the rear is a substantial lawned space peppered with an assortment of shrubs, bushes and well stocked planted beds. The garden benefits from drying facilities and two greenhouses. The property also boasts a good sized single garage located nearby and offering excellent over-spill storage/secure parking.

Viewing

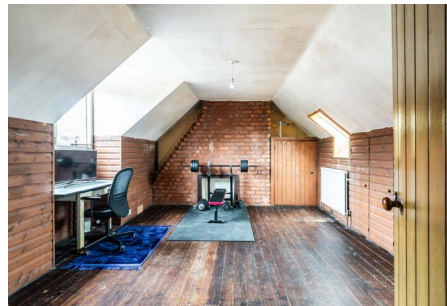
By appointment through Neilsons (0131 625 2222).





Location

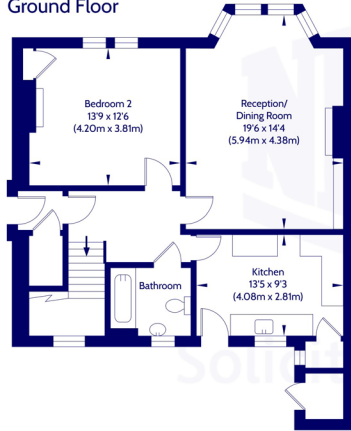
The highly sought-after Braids area lies approximately three miles to the south of Edinburgh City Centre. The location is conveniently placed for access to excellent local shops in neighbouring Morningside with a wider choice of popular retailers found at nearby Straiton Retail Park, which houses an M&S food hall & Sainsbury's. There are regular buses to the city and for those commuting further afield, the Edinburgh City Bypass is within close proximity, linking the main Scottish motorway network, the Queensferry Crossing and Edinburgh International Airport. Schooling is well represented locally, and the property is in the catchment area for the well regarded South Morningside Primary and Boroughmuir High School. Leisure and recreation facilities within the vicinity include the nearby Royal Commonwealth Swimming Pool, Hillend Ski Centre and many beautiful walks in the nearby Braid and Pentland Hills. The Blackford Hills and the Royal Observatory are also close at hand and offer a variety of wildlife and nature walks and activities for all the family.



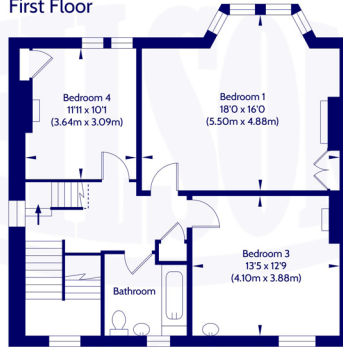


Approx. Gross Internal Floor Area Incl. Attic Room 169.72 Sq M / 1827 Sq Ft.

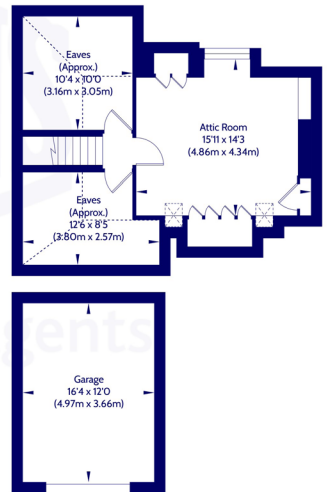
Ground Floor



First Floor



Second Floor



Area excludes garages, outbuildings and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

