



16A (1F) Corrennie Gardens

Braids, Edinburgh, EH10 6DG



VMH ESTATE AGENTS



Generously proportioned upper villa requiring upgrading with garage, shared driveway & private patio garden

- Generous sitting/dining room
- Kitchen
- 3 double bedrooms
- Bathroom
- Prestigious residential area
- Bright & generously proportioned
- Requires upgrading & modernisation
- Private patio garden to the rear
- Garage & shared driveway
- Gas central heating



Offers Over: £565,000

EPC Rating: D

Council Tax: G

Tenure: Freehold

Further information can be found in the home report.

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About the Property

A wonderful opportunity to acquire a substantial main door upper villa located in the prestigious residential area of the Braids. The property forms part of a handsome traditional detached house and benefits from a garage, shared driveway and private patio garden.

The generously proportioned, bright interior now requires upgrading and modernisation throughout, but offers superb potential for a buyer to create a fabulous home to their own style and requirements.

nearby and there is easy access to Edinburgh University King's Buildings and The Royal Infirmary.

Extras

The integrated appliances and light fittings are included in the sale price.

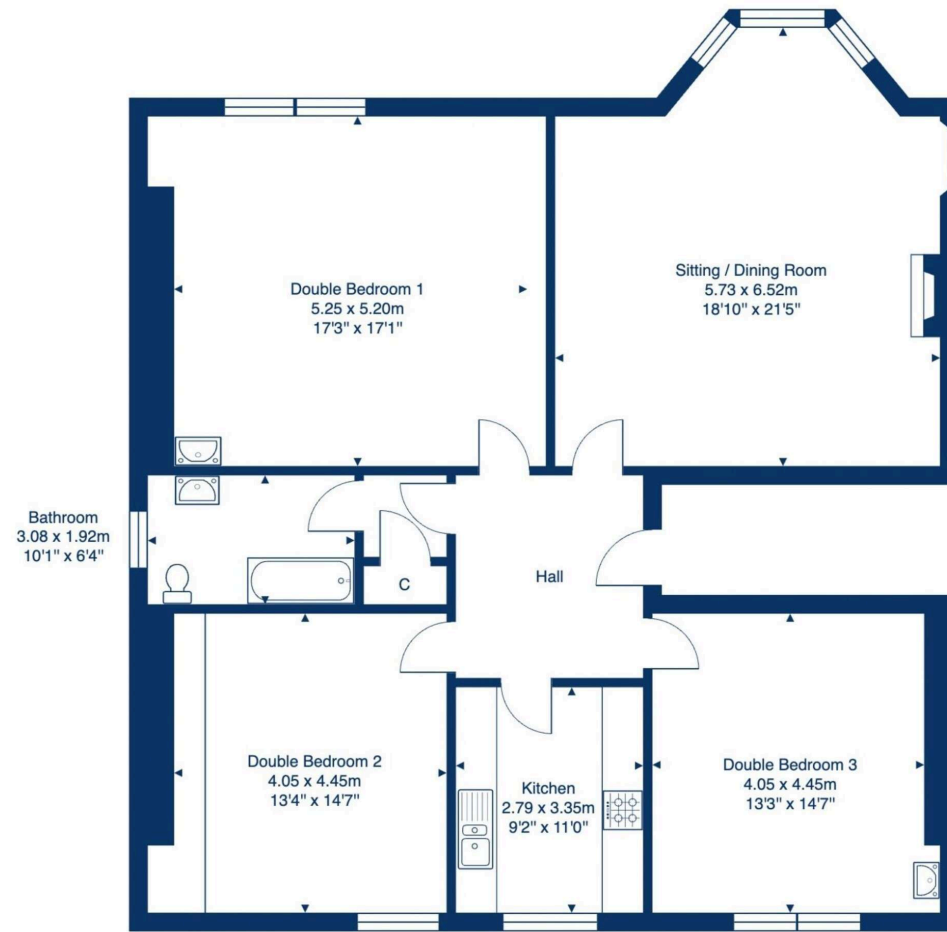




Location

The Braids lies to the south of the city centre, and is one of Edinburgh's most sought-after residential areas. It only takes a few minutes to drive to the city centre and likewise to the city bypass, which gives immediate access to Scotland's motorway network and to Edinburgh International Airport. There are excellent local shops in Morningside and Bruntsfield, and Cameron Toll is within easy reach. The Pentland Hills, Blackford Hill, Hermitage of Braid, Craiglockhart and Braidburn are delightful for local walks and for the golf enthusiast there are four golf courses, with one of Edinburgh's best driving ranges, just a few minute's drive away. Excellent schools in both the state and private sectors are nearby and there is easy access to Edinburgh University King's Buildings and The Royal Infirmary.

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First Floor

Total Area: 133.2 m² ... 1434 ft²

All measurements are approximate and for display purposes only.





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