





STURROCK ARMSTRONG & THOMSON  
SOLICITORS & ESTATE AGENTS



165 Braid Road  
Edinburgh, EH10 6JE

Hall  
w.c. Cloakroom, Large Sitting room,  
Dining room, Breakfasting kitchen, Utility room  
Principal Bedroom with En-suite shower room,  
Two further double bedrooms, Bedroom four/ study and Family bathroom.  
Craft/hobby room  
Large garage with electric roller door  
Gas central heating and Double Glazing  
EPC: D  
Council tax band: G

165 Braid Road forms an individually designed four bedroom detached house set amidst beautifully landscaped terraced gardens and quietly located in the much sought after Braids area of Edinburgh. This most desirable home affords spacious and well maintained family sized accommodation which has been cared for and enhanced with by the present owners. In good order throughout with full gas central heating and double glazing ensuring a comfortable and ambient living environment. Of particular note is the contemporary Neville Johnson feature staircase which was designed specifically for the property with natural oak finishes, hand rails and glazed panels blending modern with traditional design and allows lots of natural sunlight to flow through to the ground floor. Since the house is set amidst beautifully established gardens each of the windows provide a delightful views over different angles of the gardens which are carefully planned around the house. To the side of the property there is a good sized area of lawn with a spacious private patio area as well as a number of tranquil and quiet areas to enjoy surrounded by nature.

The well designed and spaciouly presented accommodation comprises: Upper entrance hall, two bedrooms (one currently used as a study), formal dining room, large breakfasting kitchen with base and wall mounted units offering excellent storage solutions and ample space for a kitchen table and chairs, utility room with airing cupboard and fitted with base and wall mounted units incorporating Bosch automatic washing machine, dishwasher, tumble dryer and two freezers. A feature Neville Johnson staircase with oak balustrade and glazed panels leads to the lower floor. Spacious sitting room with vaulted ceiling and feature gas fire. Principal bedroom with built-in wardrobes, dressing table and drawer units, large en-suite shower room with corner shower unit and tasteful vanity furniture, further double bedroom and family bathroom with three piece suite and separate shower. There is a large integral garage with remote control roller shutter doors and access to a good sized hobby/crafting room. This delightful family home affords spacious and well-proportioned accommodation with potential for further development subject to the usual planning consents.

Not only is 165 Braid Road a fine property, it is also set amidst beautifully designed landscaped gardens which are stocked with an abundance of plants, shrubs and trees, providing all year round colour and texture as well as privacy on this superb plot. Whilst there is a path which provides walking access to the property from Braid Road, the main entrance to the house is located between no's 1 and 2 Braid Hills Avenue.

Braid Road is situated in quiet residential locale of the Braids, one of Edinburgh's most sought after prestigious areas. Situated on the south city of the city approximately three miles from Princes Street and close to Morningside with the lovely open green spaces of Hermitage of Braid and Braidburn Valley Park close by. The Braid Hills and Mortonhall and Merchants of Edinburgh Golf Courses are only a short distance walk away and offer many pleasant recreational pursuits for walkers and cyclists. The thriving community of Morningside provides a broad range of local amenities which include a wide selection of everyday shops, doctor's surgery, dentists, coffee shops and restaurants as well as a Waitrose Supermarket and Marks and Spencer Food. There are also a number of Edinburgh's highly regarded private schools in the area which include George Watsons College and George Heriots. There are also excellent local public schools within the catchment area which include Boroughmuir High School and South Morningside Primary School. The nearby City By-Pass offers easy access to the east and west sides of Edinburgh, including East Lothian, Edinburgh International Airport, and the M8 and M9 motorway systems. The nearby City By-Pass offers fast routes to the east and west sides of Edinburgh, including East Lothian, Edinburgh International Airport, and the M8 and M9 motorway systems. Regular public transport operates to and from the city centre and to surrounding areas.





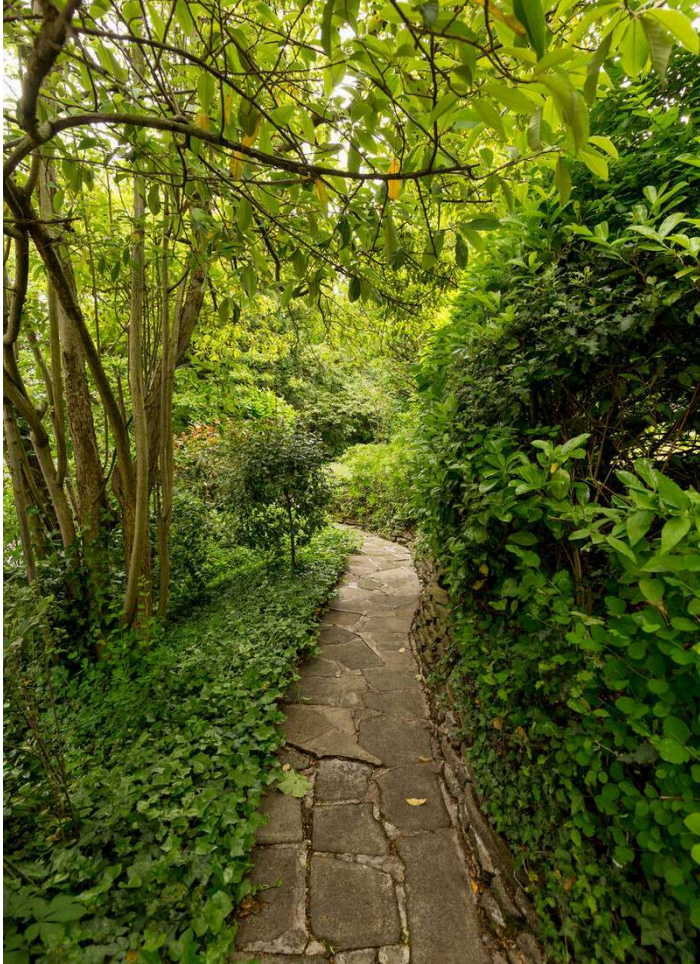












Braid Road  
Edinburgh, EH10 6LQ



Approx. Gross Internal Area  
2386 Sq Ft - 221.66 Sq M  
(Including Garage)  
For identification only. Not to scale.  
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Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit  
[www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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