

THE BRAIDS  
38 PENTLAND TERRACE  
EH10 6HD



2



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EPC RATING: D

FIXED PRICE £450,000



#### PROPERTY DESCRIPTION

- Vestibule leading to hallway with a couple of storage cupboards
- Bay windowed living room with feature fireplace and views from its elevated position
- Updated kitchen with good range of cream shaker style units & appliances and handy clothes pulley
- Family room with a myriad of uses – could be bedroom three or separate dining room
- Large main bedroom with fitted storage
- Second double bedroom overlooking the rear garden
- Modern shower room with shower cubicle, vanity sink unit & heated towel rail
- Separate wc
- Gas central heating from combi boiler (fully serviced)
- Double Glazed Windows
- Rear garden with large lawned area, flower borders & paved patio
- Front garden laid to shingle edged by borders
- Free on street parking

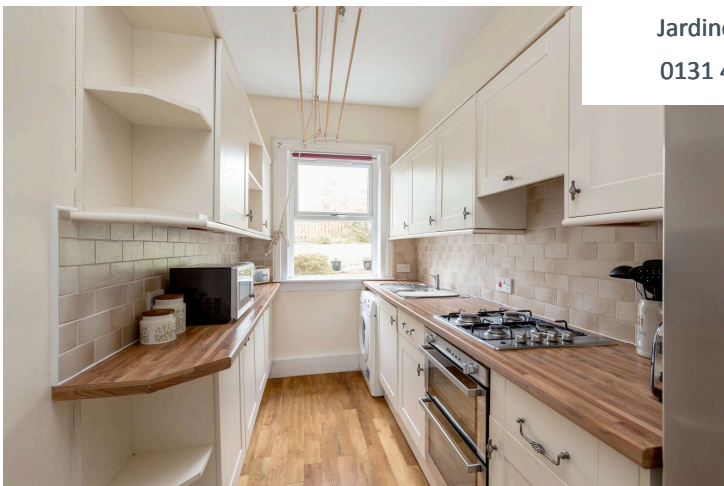


#### VIEWING

Sun 2-4 or pls Call

Jardine Phillips

0131 4466850





## RARELY AVAILABLE 2/3 BED LOWER VILLA WITH AMAZING GARDENS IN EXCELLENT SCHOOL CATCHMENT

Located a short distance from the wide array of amenities available in Morningside is this fabulous lower villa with flexible accommodation including two/three bedrooms, one/two public rooms, a well-equipped kitchen, modern bathroom and fantastic front & rear gardens. In the catchment for well-renowned South Morningside & Boroughmuir, this would make an ideal home for a young family or professionals and would also appeal to downsizers. Ready to move into - just requiring some redecoration to taste.

### AREA

The property is located a short walk, bus ride or drive from Morningside which is a very prestigious area in the south of the city offering a wide range of supermarkets (including Waitrose and M&S Simply Food), independent retailers, speciality food stores, coffee shops, bars & restaurants. There are also a range of local shops available just a few minutes' walk away. Schooling is extremely well-renowned and the property is in the catchment for South Morningside & St Peters RC Primary Schools and Boroughmuir High School, and is a short bus ride from George Watsons. There are superb amenities in the area including a library, the very popular independent Dominion Cinema & Church Hill Theatre, together with a good range of gyms/leisure facilities & golf courses. The flat is also well placed for lots of walks and open spaces including Braidburn Valley Park, Hermitage of Braid, Braid Hills and Blackford Hill &

Pond. There is easy access into town via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

### EXTRAS

The blinds/curtains, light fittings, gas hob, oven, extractor fan, freestanding fridge freezer & washing machine are included in the sale.

### HOME REPORT VALUATION

£475,000

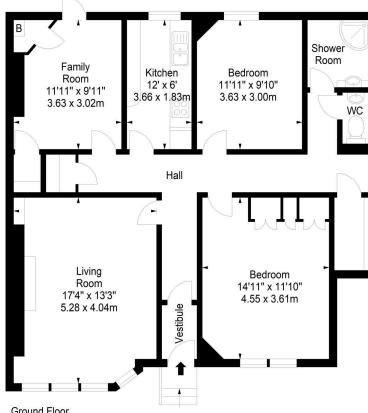


Living room	17'4 x 13'3 (5.28 x 4.04m)
Kitchen	12' x 6' (3.66 x 1.83m)
Family room/bedroom 3	11'11 x 9'11 (3.63 x 3.02m)
Bedroom 1	14'11 x 11'10 (4.55 x 3.61m)
Bedroom 2	11'11 x 9'10 (3.63 x 3.00m)

Pentland Terrace,  
Edinburgh,  
Midlothian, EH10 6HD



Approx. Gross Internal Area  
1032 Sq Ft - 95.87 Sq M  
For identification only. Not to scale.  
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Ground Floor

Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents; therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

