

35 Daiches Braes

EDINBURGH, EH15 2RD



*A WELL-FINISHED, MODERN TOWNHOUSE
ARRANGED OVER THREE LEVELS, POSITIONED ON
A DESIRABLE CORNER PLOT*



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McEwan Fraser Legal is delighted to present this exceptional four-bedroom, three-storey end-terraced townhouse, occupying a prime corner plot and offering stylish, flexible accommodation ideally suited to modern family living. The property is well maintained and finished to a high contemporary standard throughout, with new flooring and carpets, double-glazed windows, and a gas combi boiler ensuring comfort and efficiency.

The main living space is found on the ground floor, with an impressive open-plan kitchen, dining, and living space. This bright and welcoming area enjoys a sleek, modern aesthetic, enhanced by spotlighting and windows. The fully integrated kitchen is stylish and practical, complete with modern units, integrated appliances, and a gas cooker.

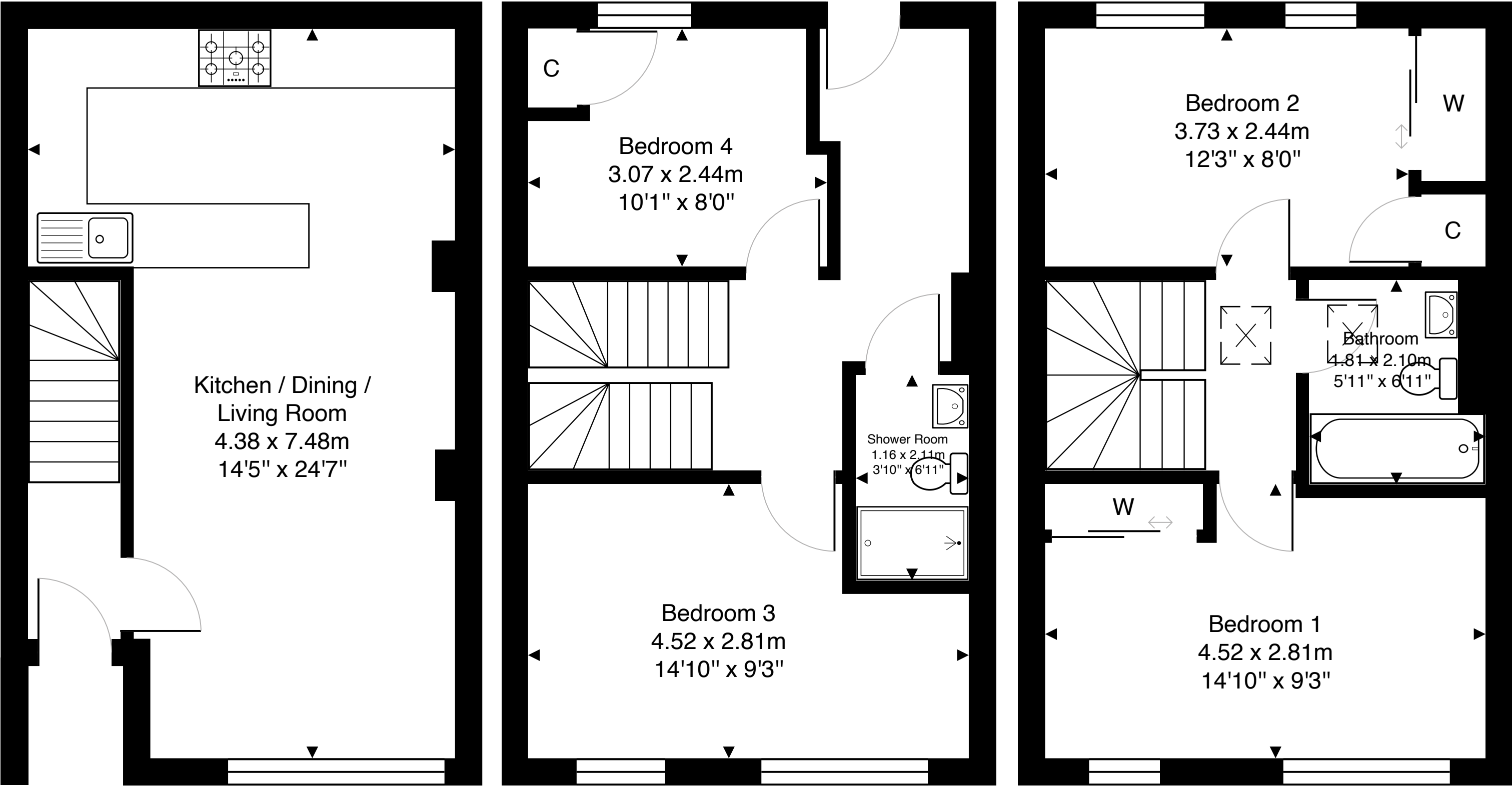




On the first level is a generous double bedroom featuring two sets of windows, alongside a further bedroom currently used as a home office, ideal for remote working. The contemporary shower room is finished with fresh, bright fittings, a walk-in shower, and a heated towel rail. A door from this floor provides direct access to the private rear garden, seamlessly connecting indoor and outdoor living.



The top floor hosts two further well-proportioned double bedrooms. The principal bedroom enjoys a particularly peaceful outlook over surrounding trees and greenery, creating a calm and relaxing atmosphere, and includes a built-in wardrobe. The fourth bedroom is equally bright and private, overlooking the garden and offering extensive built-in storage. Completing this level is a stylish family bathroom with an integrated bath and shower, finished with modern tiling.



Gross internal floor area (m²): 98m²
EPC Rating: C



Externally, the home benefits from a double driveway with outdoor plug points, providing excellent off-street parking. The landscaped rear garden is a standout feature, cleverly designed into tiered sections to maximise usable space. The lower tier is gravelled, while the upper levels are finished with decking, providing excellent areas for relaxation and entertaining. Thanks to the corner plot position, the garden enjoys a pleasant open outlook through neighbouring homes towards natural surroundings, offering a rare sense of privacy.

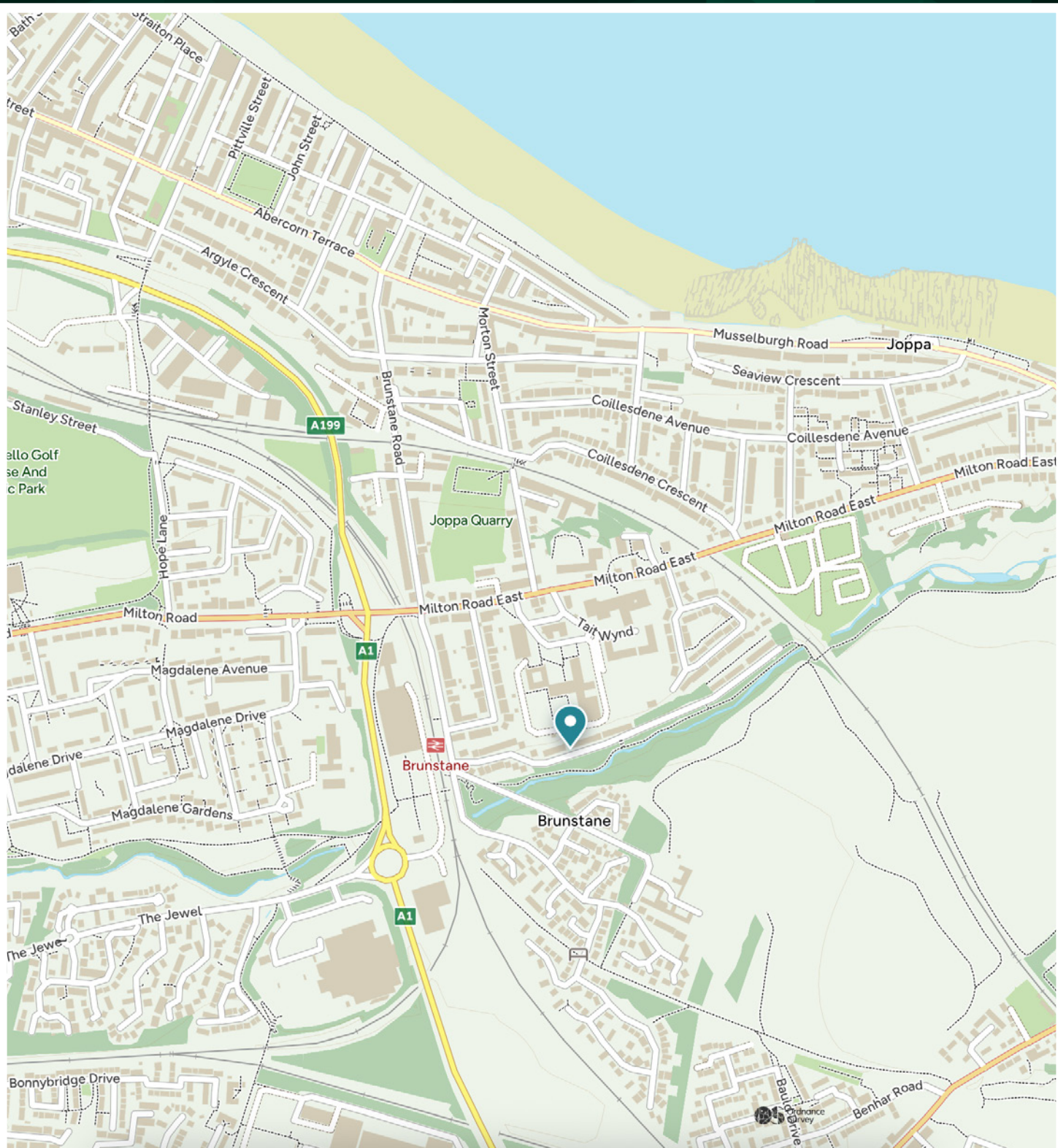
Additional features include external electrical sockets, a wooden shed(with electricity), and a well-kept overall presentation. This is a stylish, spacious, and highly versatile family home in excellent condition, combining modern finishes with a peaceful setting and generous outdoor space.



35 Daiches Brae is situated within the highly regarded Portobello area of Edinburgh, a location well known for its strong sense of community and excellent local amenities. The property is well placed for a variety of everyday conveniences, including local shops, supermarkets, cafés, and leisure facilities, all within easy reach.

Portobello's popular promenade and beach are nearby, offering attractive outdoor space for walking, cycling, and recreation. The area is also well served by reputable primary and secondary schools, making it a practical choice for families.

Regular public transport links provide easy access to Edinburgh city centre and surrounding areas. The property is a two minute walk from Brunstane Station, which is less than a 10 minute train ride to Waverley Station. The combination of coastal surroundings, green spaces, and strong connectivity makes this a consistently sought-after location for a wide range of buyers.



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