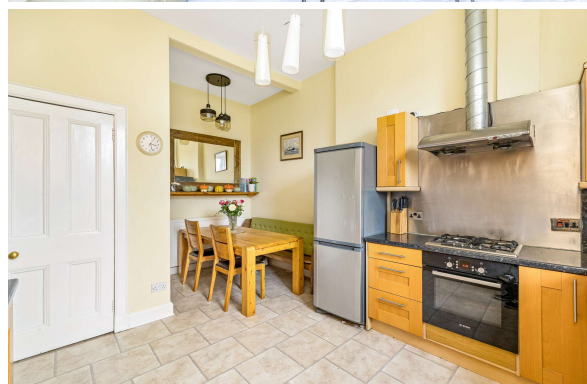




140 Braid Road
MORNINGSIDE | EDINBURGH | EH10 6JB


warners
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Exceptionally light and spacious traditional upper villa flat retaining lovely period style features and boasting a west facing private garden, in a sought after location close to Morningside's fabulous amenities, schools, great transport links and some of Edinburgh's best loved green spaces.

This is an attractively presented home offering plenty of space for either a couple or young family to spread out. Superb period features include a bay window and decorative cornicework and ceiling rose in the living room, fireplaces, sanded flooring and stripped wood doors. More than ample storage is provided by Shaker style units within the kitchen, where there's a recess suitable for a dining table. The bathroom is fitted out with a white suite, over bath electric shower and metro tiling to the walls. There are three double bedrooms and a box bedroom/home office. The current owners hold a Building Warrant in respect of the installation of an en-suite in the walk-in wardrobe off the principal bedroom - paperwork available on request. Lying to the rear of the property is a good sized private garden, facing west and catching the afternoon sun.

- Bay window living room with feature fireplace
- Dining kitchen
- Handy utility room
- Large storage cupboards in kitchen living room and hall
- Three double bedrooms and box bedroom/home office
- Walk in wardrobe off master bedroom.
- Bathroom/electric shower
- Private entrance and stairway with skylights
- Wide entrance hallway with rooflight and stripped wood doors
- Gas central heating and double glazing
- Sunny private rear garden
- Free on-street parking
- Excellent local amenities and regular local bus services and easy access to Bypass

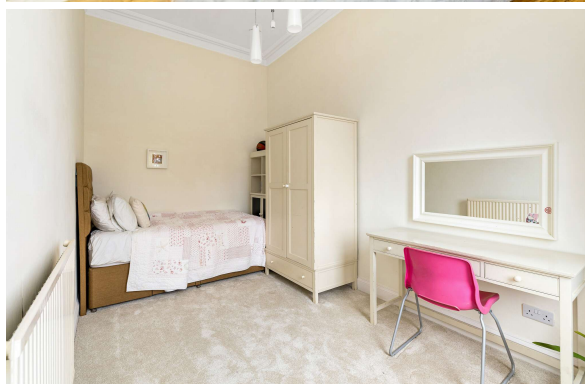
Council Tax G, Energy Rating D

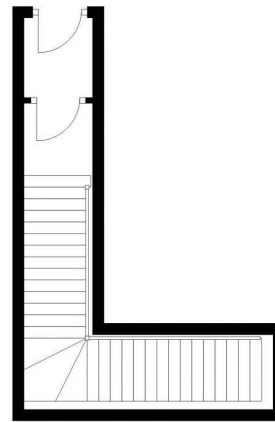
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



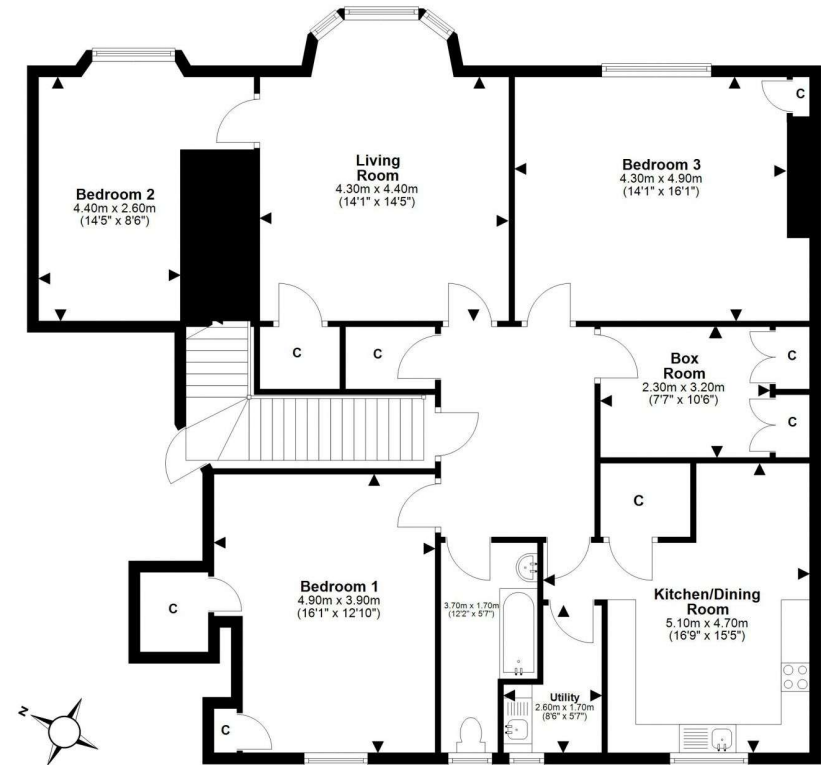
All fixture, fittings, integrated kitchen appliances, and curtains, excluding the light fittings in the hall and living room which will be removed and replaced, will be included in the sale. The large mirror in the living room and children's playhouse in bedroom 2 are available under separate negotiations.

Morningside is a sought after area which lies a short distance to the south of the city centre. It has long been regarded as one of Edinburgh's best shopping areas, and its amenities are on a par with anything Edinburgh has to offer. Leisurewise the choice is first class and includes a number of bars, restaurants, coffee shops, theatres and cinemas. There is good quality schooling, both in the public and private sectors. Pleasant walks are available within the nearby Blackford and Braid Hills and the Hermitage of Braid. The city centre itself can be accessed in a matter of minutes by car or public transport, and the City Bypass is also easily accessible.





Ground Floor



First Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.