

COULTERS<sup>©</sup>

# 13 BRAID CRESCENT

BRAIDS, EDINBURGH, EH10 6AX

 5 BED  2 BATH  2 PUBLIC



## TAKE A LOOK INSIDE

13 Braid Crescent is a superbly proportioned, bright and extremely engaging Victorian stone built terraced house, situated in the sought after area of The Braids, to the south of Edinburgh's city centre. The property offers generously sized rooms bursting with period features such as ornate cornice work, impressive fireplaces, original terrazzo floor tiling, sanded floors, wood panelling, press cupboards and working shutters. To the rear is a delightful enclosed walled garden planted with established, varied shrubs.



## KEY FEATURES



Handsome, generously proportioned terraced house.



Five double bedrooms



Private enclosed walled garden.



Resident's priority parking on the street outside.



Situated in the sought after leafy area of the Braids.



Excellent local amenities nearby.



Entered by way of a spacious entrance vestibule, which in turn opens onto a sweeping hall and stair, flooded with natural light provided by the overhead cupola. The gorgeous bay windowed sitting room offers views to the front of the property and a mantelpiece (with open flame gas fire) forms a lovely focal point in the room. The dining room has been finished with beautiful, engineered wood flooring and leads through to the well equipped kitchen. Fitted with wall and base mounted cabinetry and contrasting stone worktops, the kitchen appliances comprise; 5 ring dual fuel range cooker, extractor hood and American style fridge/freezer. On the ground level there is a lovely double bedroom / living room with elegant fireplace and floor to ceiling large window and a handy WC under the stairs.





## MORE INFORMATION

On the second floor the large principle bedroom / drawing room has fantastic, intricate cornice work with a wonderful marble mantelpiece. There are also three further double bedrooms, a modern family bathroom (with shower over the bath, WC and wash hand basin), along with a separate shower room (with shower, WC and wash hand basin).

The gas fired combi boiler was recently replaced and there is under floor heating in the kitchen. The home also benefits from sash and case double glazing.

Externally, there is a front garden with path leading to the front door and a delightful enclosed private rear garden, mainly laid with lawn and stone chippings. There are two large cellar stores accessed from the rear garden. Priority parking for residents is available on the street outside.

## EXTRAS

The children's playhouse and slide, blinds, curtains, light fittings, fitted floor coverings, integrated kitchen appliances and the fridge/freezer are included in the sale price.







## THE LOCAL AREA

The Braids, located to the south of the City Centre, is considered one of Edinburgh's most desirable places to live. The wonderful green spaces of Hermitage of Braid and Braidburn Valley Park are situated within a short walk and Morningside, with its independent cafés, delicatessens, boutiques, and vibrant bars is within easy reach.

Morningside also has a range of supermarkets including a Sainsbury's Local, Waitrose and a Marks and Spencer Simply Food. The Braid Hills and Merchants Golf courses are within easy reach. It is ideally situated for Edinburgh Napier University Merchiston Campus and the University of Edinburgh, and offers excellent well renowned primary and secondary schooling options including George Watson's College, South Morningside Primary and Boroughmuir.

The Braids is well-connected to the rest of Edinburgh with multiple bus routes serving the area and the City Bypass is within easy reach.



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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 2,470 SQ FT / 230 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## GET IN TOUCH

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.