

COULTERS[©]

69 PENTLAND TERRACE

BRAIDS, EDINBURGH, EH10 6HG

 4 BED  3 BATH  2 PUBLIC



TAKE A LOOK INSIDE

This substantial four-bedroom detached bungalow is well-located within the much sought-after Braids district of south Edinburgh. The property represents a rare opportunity to acquire a versatile home that will appeal equally to families seeking generous, immaculately presented accommodation and to those looking for the convenience of living on one level.

KEY FEATURES



Detached bungalow in excellent order.



Stunning open plan kitchen/dining and family room.



Four double bedrooms.



Large established garden.



Electric gated driveway for multiple vehicles.



Excellent schools nearby.



EPC Rating - C



Council Tax Band - G





Extending to over 2,300 square feet (215sqm), the layout offers excellent flexibility. At its heart is a truly impressive open-plan kitchen, dining and family room, expertly designed to suit modern living. The stylish kitchen is fitted with extensive cabinetry, Bosch dishwasher, Smeg range, double fridge and double freezer as well as a large island with a breakfast bar. A comfortable seating area with wood effect gas stove adjoins the kitchen. Completing the space is a beautifully bright dining area which opens directly onto a decked terrace that is perfect for al fresco entertaining.





MORE INFORMATION

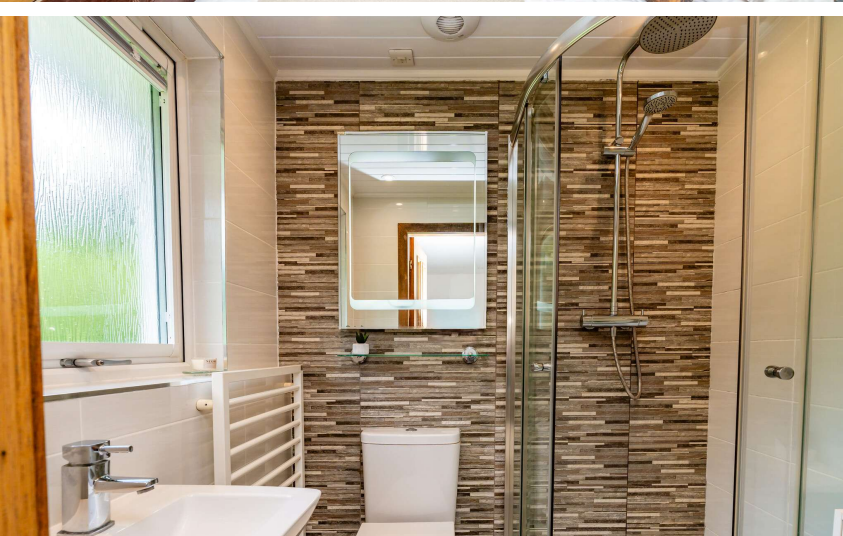
A separate, more formal sitting room adds further living space and is an elegant retreat, featuring sliding doors to the garden and a living flame fire with surround.

The principal bedroom is a particularly generous room with the luxury of an en suite shower room and walk-in wardrobe. Three further double bedrooms provide excellent family accommodation, and with minor alteration, by reinstating the link between the dressing room and bedroom two, a fifth bedroom could easily be created if required. The bedrooms are served by a large family bathroom, a further WC, and a practical utility room. There is also a partially floored loft providing useful storage.

The garden is a real highlight of this home. Secure, private, and beautifully maintained, it features expansive lawns, mature planting, two apple trees and two useful garden sheds as well as a delightful summerhouse with surrounding deck which makes the most of a particularly sunny corner. An electric gate provides access to the driveway which offers parking for multiple vehicles.

The property is fitted with double glazing and gas central heating that is operated by a Nest heating system.









THE LOCAL AREA

Situated in one of Edinburgh's most sought-after residential areas, Pentland Terrace, lies south of Morningside, between the Braids and Comiston. The location is ideally placed for access to a wealth of green space, with the Hermitage of Braid and Braidburn Valley Park both a short walk away. Mortonhall Golf Club is just around the corner, while the Braid Hills and Pentland Hills are also close by, offering excellent opportunities for outdoor pursuits.

Nearby Morningside offers a vibrant mix of independent cafés, delicatessens, boutiques, restaurants and bars, alongside more extensive shopping options including a Waitrose and a Marks & Spencer Simply Food. A number of larger supermarkets are situated within a five minute drive and Straiton Retail Park is also within easy reach.

Families are exceptionally well catered for, with the property lying within the catchment area for South Morningside Primary School and Boroughmuir High School, while a number of Edinburgh's most respected private schools, including George Watson's College and George Heriot's School, are also easily accessible.

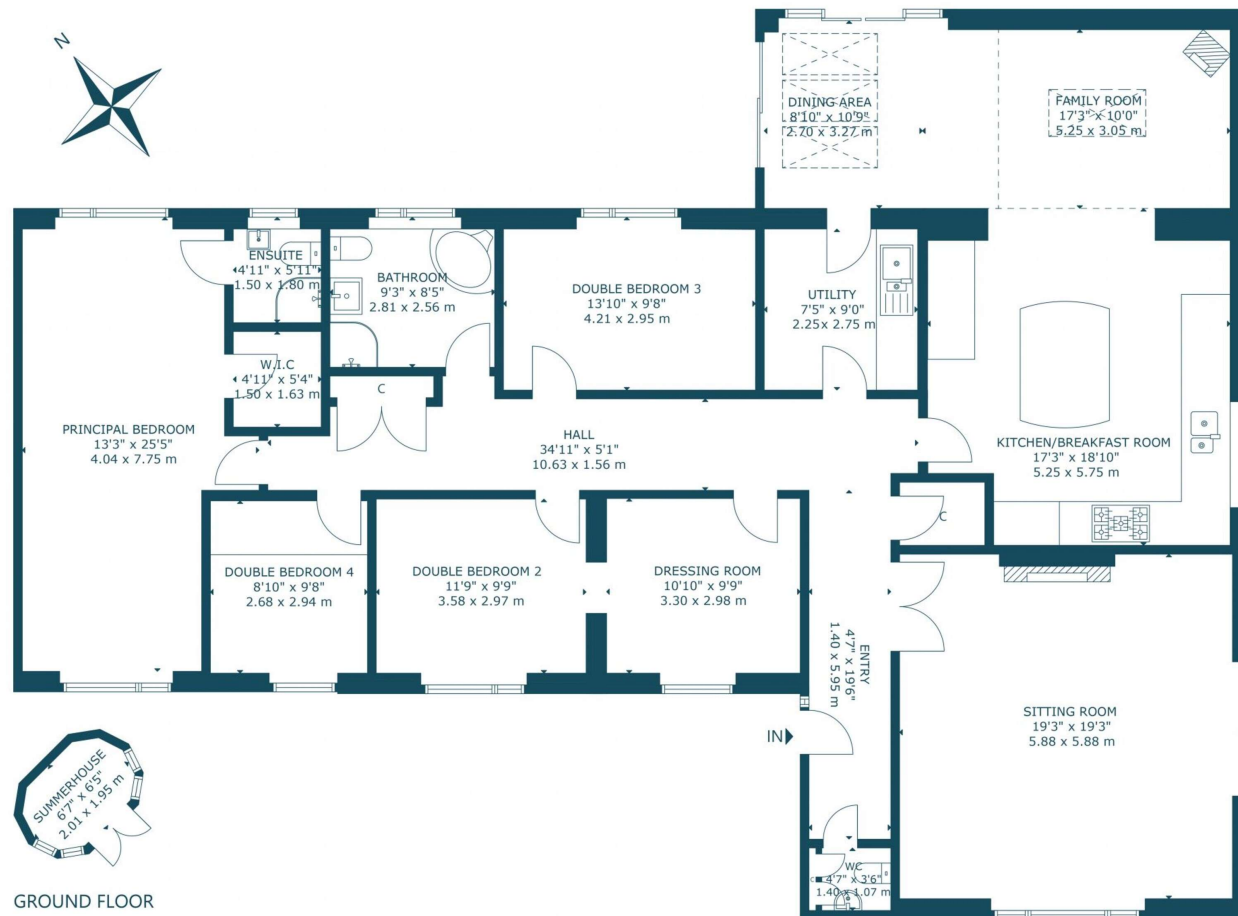
The area is well connected, with regular bus services providing swift access into the City Centre and beyond, while the Edinburgh City Bypass is just a short drive away for easy commuting around the city and further afield.

EXTRAS

All curtains, blinds, light fittings, floor coverings, white goods, Smeg range, garden sheds and summerhouse are included in the sale price.

HOME REPORT VALUATION: £900,000





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL AREA 2,314 SQ FT / 215 SQ M SUMMERHOUSE 28 SQ FT / 3 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.