



47 Braid Hills Road, Edinburgh, EH10 6LD

Unique & rarely available four-bedroom detached bungalow with substantial garden grounds, driveway, and double garage

URQUHARTS
EDINBURGH



DESCRIPTION

47 Braid Hills Road is a unique, rarely available and generously proportioned four-bedroom detached bungalow, accessed via a private shared road, with substantial garden grounds, driveway, and double garage. Superbly situated in the desirable Braids area with excellent local amenities, schools, and transport links to the city centre, city bypass and further afield. The property could now benefit from refurbishment throughout and offers fantastic potential (subject to local authority consents).

Entrance vestibule and hallway with built in storage cupboards and utility room/WC; bright and spacious sitting room with full length triple aspect outlook and sliding patio door to the surrounding garden grounds; fitted kitchen with wall and base units; dining room with dual aspect outlook and sliding door to the garden; four good-sized double bedrooms, all with built in wardrobes/storage; and a family bathroom with three piece suite and skylight.

ACCOMMODATION

Entrance vestibule & hall. Living room. Dining room. Kitchen. Four double bedrooms. Bathroom. Utility room / WC.

Electric underfloor heating system & hot water storage cylinder. Double glazing. Substantial landscaped front, side, and rear gardens surround the property with mature borders, trees and flowerbeds. Large driveway for several cars leading to a double garage.

LOCATION

Braid Hills Road is situated in one of Edinburgh's most sought-after residential districts, approximately 2 miles south of the city centre. There are excellent local amenities nearby including a Waitrose supermarket, Marks & Spencer Food Hall, Sainsbury's Local, restaurants, cafés and the Dominion Cinema. Nearby outdoor recreational facilities include the Hermitage of Braid, Blackford Hill, Braidburn Park, Craiglockhart Hill, Pentland Hills Country Park with dry ski slope, Bruntsfield Links and The Meadows; and the Merchants, Mortonhall and Braid Hills golf courses. The City Bypass is within easy reach and connects with all major motorway networks north and south; to the east via the A1





to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and the Forth Road Bridge/ Queensferry Crossing. Regular buses operate to and from the city centre and surrounding areas, with Haymarket and Waverley rail stations and Edinburgh bus station all easily accessible. Catchment schools are South Morningside Primary, St Peter's RC Primary, Boroughmuir High School and St Thomas of Aquin's RC High School with private schooling including George Watson's College, George Heriots and Merchiston Castle. Napier & Edinburgh University campuses are within easy reach with transport links to Heriot Watt University.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band **G**

The property has an Energy Rating Category **E**

Tenure Freehold



47 Braid Hills Road,
Edinburgh,
Midlothian, EH10 6LD



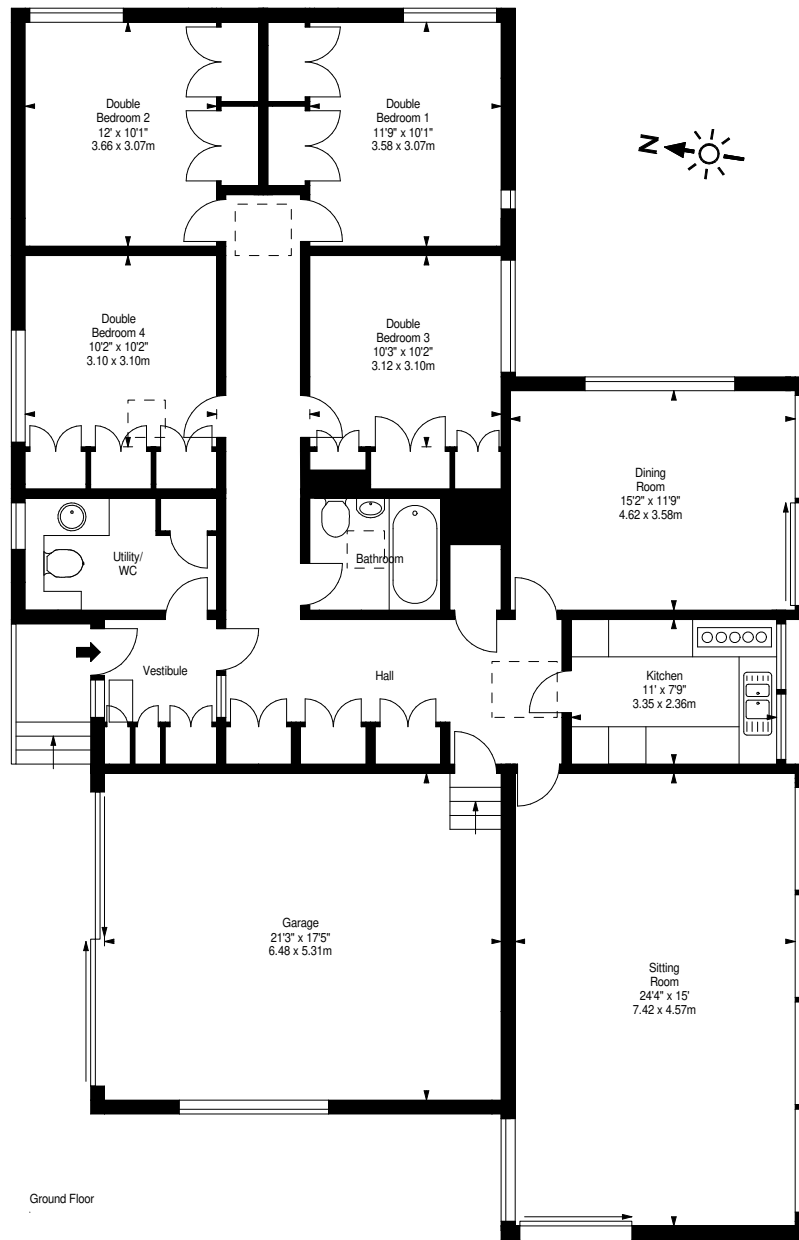
Approx. Gross Internal Area
1656 Sq Ft - 153.84 Sq M

Garage

Approx. Gross Internal Area
372 Sq Ft - 34.56 Sq M

For identification only. Not to scale.

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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.