

COULTERS[©]

HIGHCLERE, 61 PENTLAND TERRACE

BRAIDS, EDINBURGH, EH10 6HG

 6 BED  2 BATH  3 PUBLIC



TAKE A LOOK INSIDE

Situated in the highly regarded Braids district of Edinburgh, this impressive detached family home offers exceptionally spacious and versatile accommodation extending to six double bedrooms.

Presented in excellent order throughout, the property occupies a generous plot with beautifully maintained wrap-around private gardens, a large detached garage and a private driveway accommodating up to three cars, making it an outstanding home for modern family living.

KEY FEATURES



Detached house in excellent order.



Six double bedrooms.



Delightful, well tended private gardens to the front, side and rear.



Large detached garage with driveway.



Located in the sought after area of The Braids.



Excellent local amenities nearby.



EPC Rating - D



Council Tax Band - G



The thoughtfully designed accommodation offers a flexible layout to suit a variety of lifestyles. Beautiful oak flooring extends throughout much of the ground floor, adding warmth and continuity to the principal living spaces. A sun filled entrance porch and hall lead to the bright and elegant dual aspect sitting room. The open flame gas fireplace creates a delightful focal point in the room. A generous dining room (with log burning stove) provides an ideal setting for both family meals and formal entertaining.

The contemporary kitchen and further dining area offers a more relaxed space for everyday living, featuring a striking central island with quartz worktops, extensive cabinetry, electric induction hob, eye-level double oven (with combi microwave), dishwasher, wine fridge and fridge/freezer. A cleverly designed utility cupboard has space for a washing machine and tumble dryer, keeping the area both practical and uncluttered, while patio doors open directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces.



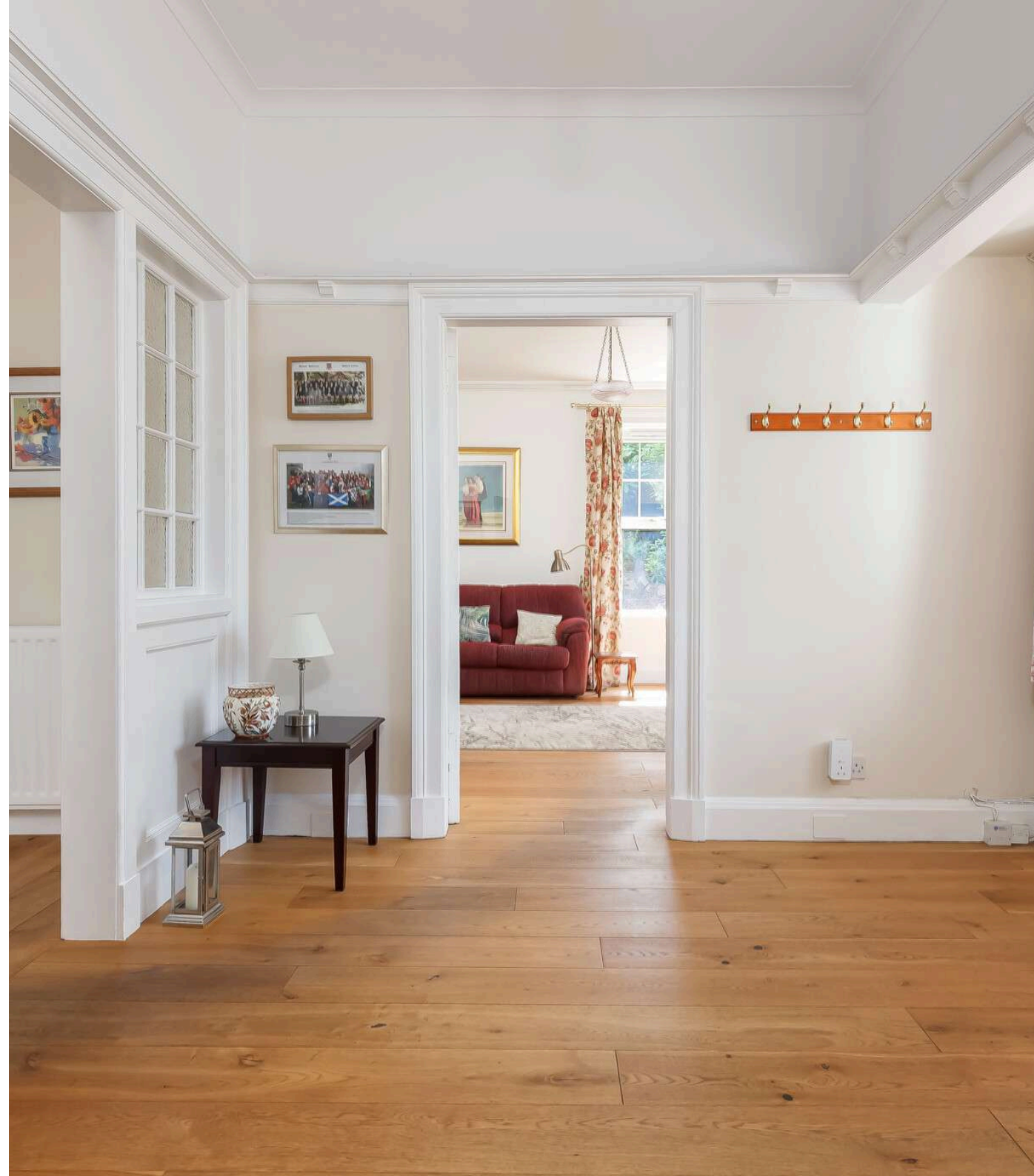


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The six double bedrooms provide exceptional flexibility and can easily accommodate a home office, playroom, gym or additional reception room to suit individual requirements. The accommodation is completed by a stylish family bathroom, an equally well-appointed shower room (with under floor heating) and excellent storage throughout. Heating and hot water are provided by gas central heating.

A particular highlight of the property is the beautifully tended private gardens which wrap around the front, side and rear of the house. Predominantly laid to lawn with a patio area and established planting, they provide a delightful setting to enjoy throughout the seasons. A mature apple tree and pond add interest, while a charming summer house (with power supply) and a practical garden shed further enhance the outdoor space.

The large detached garage, together with the private driveway accommodating up to three cars, provides excellent parking and additional storage.







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.

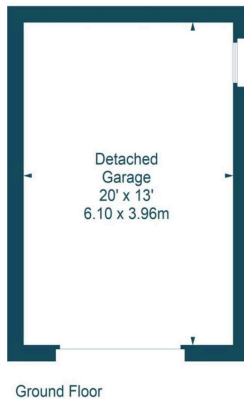
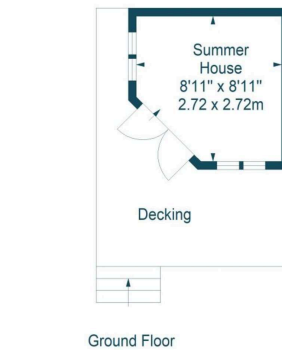
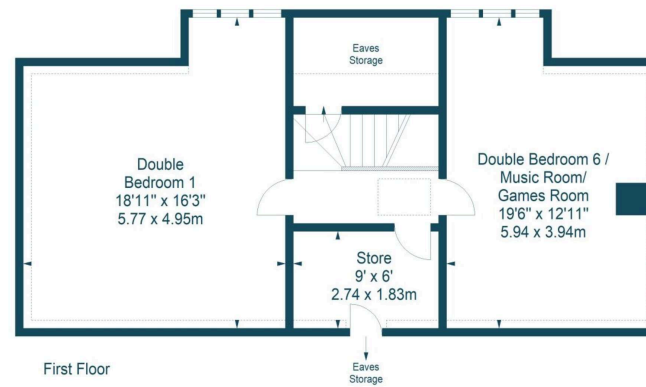
EXTRAS

The wall mounted TV in the kitchen, curtains, blinds, fitted floor coverings, integrated white kitchen goods, garden shed, summer house and summer house furniture are included in the sale price. Other items may be available by separate negotiation. Please note the light fittings in the living room and dining room will be replaced with standard pendant fittings.

Pentland Terrace, EH10 6HG



Approx. Gross Internal Area
2660 Sq Ft - 247.11 Sq M
Detached Garage & Summer House
Approx. Gross Internal Area
333 Sq Ft - 30.94 Sq M
For identification only. Not to scale.
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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.