

COULTERS<sup>©</sup>

# 2 RISELAW TERRACE

BRAIDS, EDINBURGH, EH10 6HW

 4 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Located within the desirable area of Braids, 2 Riselaw Terrace is a bright and spacious four-bedroomed semi-detached bungalow now in need of modernisation. With an excellent location in a respected residential area within easy reach of the city centre and close to a superb range of outdoor pursuits, the property is well-suited to families and downsizers alike.

Inside, the accommodation comprises of an entrance vestibule; a sitting room which overlooks the rear garden; a fitted kitchen with large pantry cupboard; three well-proportioned double bedrooms all with built-in storage; a bay windowed room to the front which could be either a further generous double bedroom or additional public room; and a shower room. A Ramsay ladder accessed from the hall, leads to a fully floored attic which offers scope for full conversion.

## KEY FEATURES



Semi-detached bungalow with great potential.



Flexible layout with four double bedrooms.



Private gardens to both front and rear.



Private driveway.



Located in the popular Braids area of south Edinburgh.



Excellent schools nearby.



EPC Rating - D



Council Tax Band - G



The property benefits from lovely gardens to front, side and rear which offer opportunity for extension, if desired, subject to the necessary consents. A private driveway to the front provides off street parking for at least two vehicles.

Gas central heating operated by a boiler replaced within the last year, and double glazed windows are fitted within the property.





## THE LOCAL AREA

Lying to the south of the city centre, Braids, is an extremely sought-after residential area that is particularly popular with families. 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 closeby, while the Braid Hills and Pentland Hills are also easily accessible, 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.

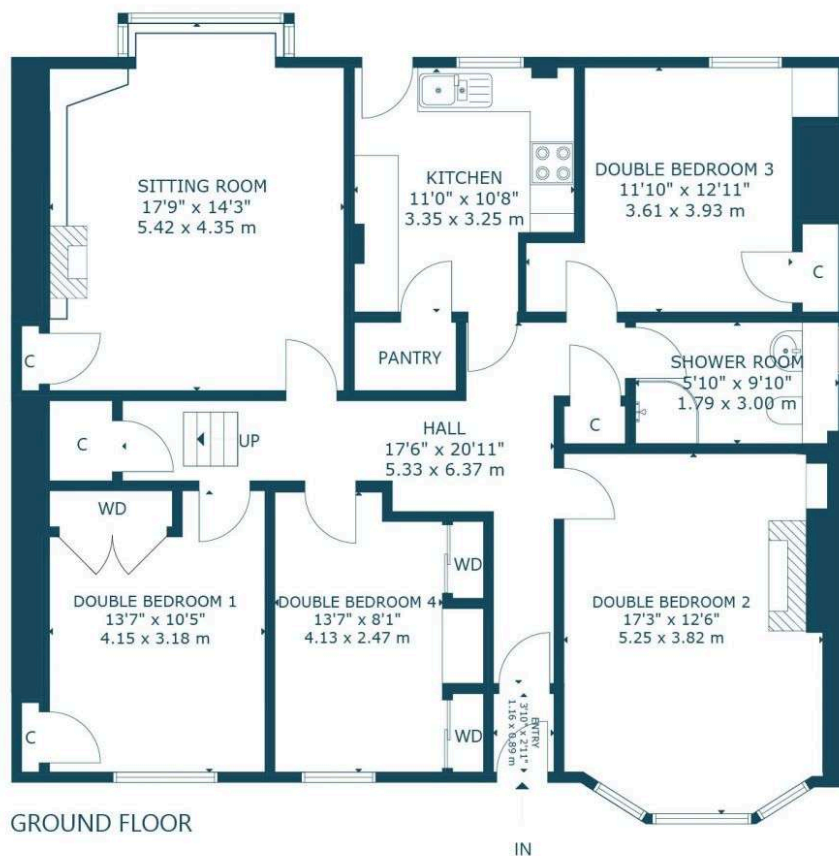
## EXTRAS

All curtains, blinds, light fittings, floor coverings and white goods are included in the sale price.

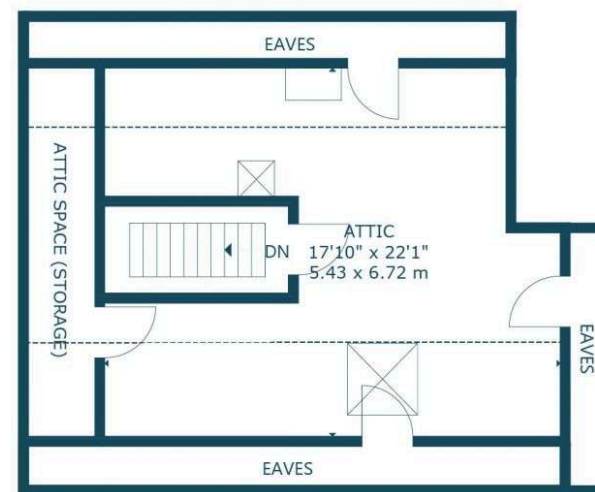
**HOME REPORT VALUATION: £600,000**







GROUND FLOOR



ATTIC

2 RISELAW TERRACE, BRAIDS, EDINBURGH, EH10 6HW  
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,378 SQ FT / 128 SQ M  
ATTIC 398 SQ FT / 37 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.