



# 13A Pentland Terrace

Braids, Edinburgh, EH10 6EY



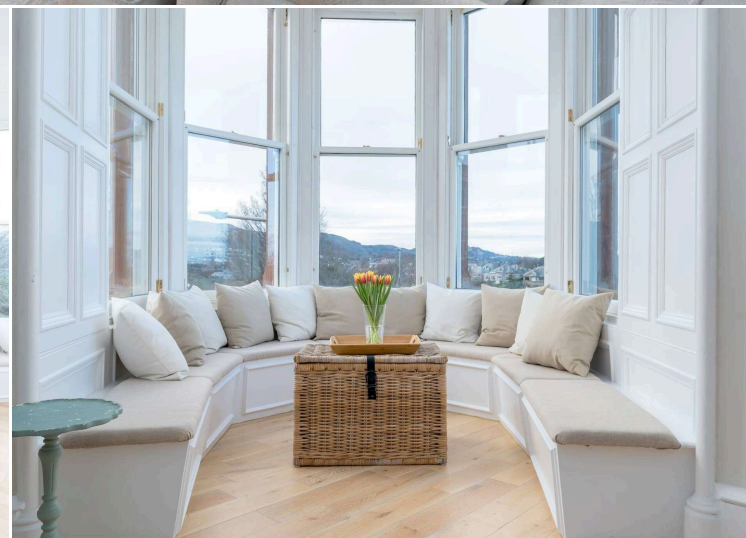
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## Exceptional 5 bedroom double upper property with wonderful open views

- Elegant sitting room with corner turret
- Dining room
- Superb kitchen/breakfast room & utility
- Double bedroom 1 - dressing room
- 4 further spacious bedrooms
- Bathroom & shower room
- Built-in storage in turret seating & hall
- Beautifully upgraded & modernised
- Views over Braid Burn Valley Park
- Unrestricted on street parking
- Gas central heating & newly installed double glazed sash & case windows



**Offers Over: £695,000**

**EPC Rating: C**

**Council Tax: G**

**Tenure: Freehold**

Further information can be found in the home report.

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# About the Property

Exceptional 5 bedroom double upper property in the desirable area of Braid Hills, with wonderful panoramic views over Braid Burn Park. The current owners have undertaken extensive renovations that include electrical, plumbing & heating upgrades, new sash & case windows, and exquisite cosmetic improvements.

The stunning & stylish interior offers generously proportioned accommodation over two levels complemented by quality fixtures and fittings and charming period features. Some particular features to note are the lovely seating areas created in the turreted corners and the impressive sitting room that has been opened up into the dining area, and in turn the superb kitchen/breakfast room.

## Extras

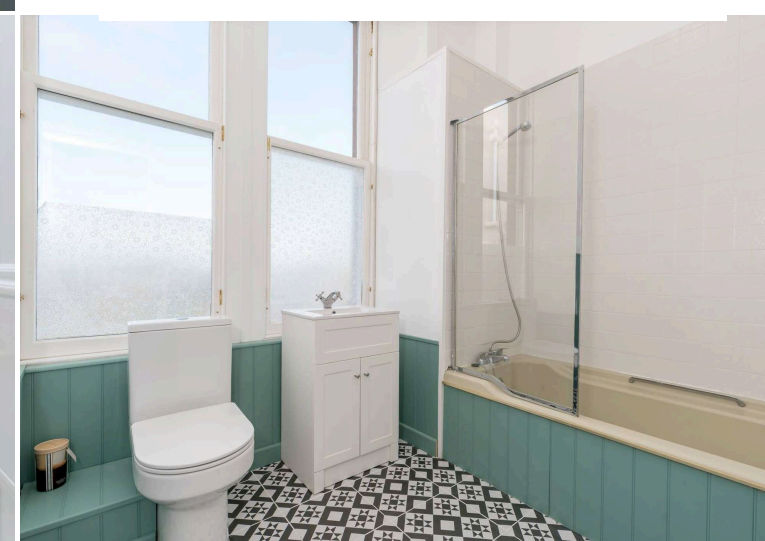
All fitted floor coverings, blinds, curtains, curtain poles, larder fridge, upright freezer and washing machine are included in the sale price. The Rangemaster and light fittings in the kitchen, dining and sitting room are available by separate negotiation.







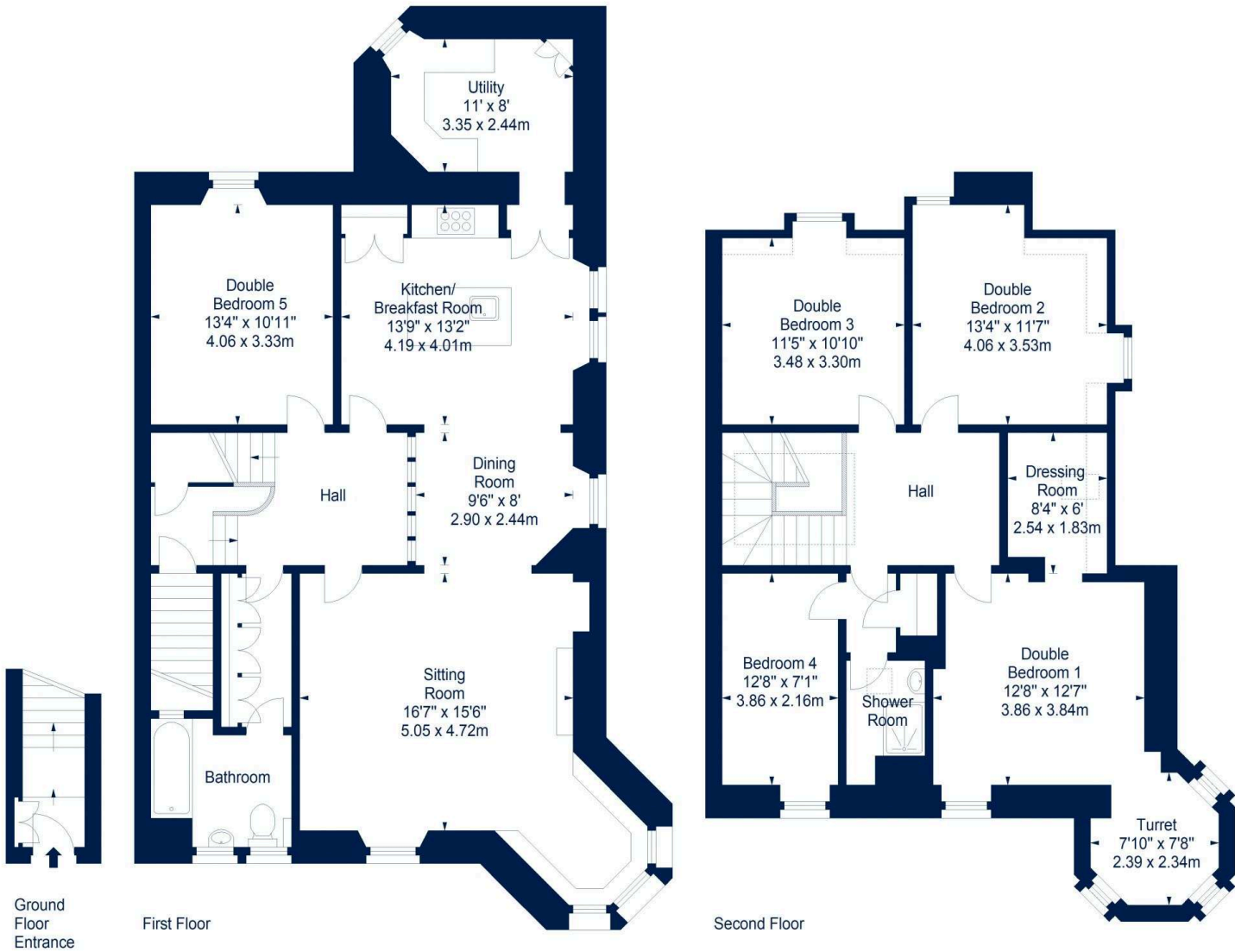




## Location

The Braids lies to the south of the city centre, and is one of Edinburgh's most sought-after residential areas. It only takes a few minutes to drive to the city centre and likewise to the city bypass, which gives immediate access to Scotland's motorway network and to Edinburgh International Airport. There are excellent local shops in Morningside and Bruntsfield, and Cameron Toll is within easy reach. The Pentland Hills, Blackford Hill, Hermitage of Braid, Craiglockhart and Braidburn are delightful for local walks and for the golf enthusiast there are four golf courses, with one of Edinburgh's best driving ranges, just a few minute's drive away. Excellent schools in both the state and private sectors are nearby and there is easy access to Edinburgh University King's Buildings and The Royal Infirmary.

13A Pentland Terrace, Edinburgh, Midlothian, EH10 6EY



House - Approx. Gross Internal Area - 2051 Sq Ft - 190.54 Sq M  
For identification only. Not to scale. © SquareFoot 2026





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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.