

Jardine Phillips
Solicitors • Estate Agents

BRAIDS

16 BRAID HILLS AVENUE
EH10 6LJ



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EPC RATING: E

OFFERS OVER £610,000

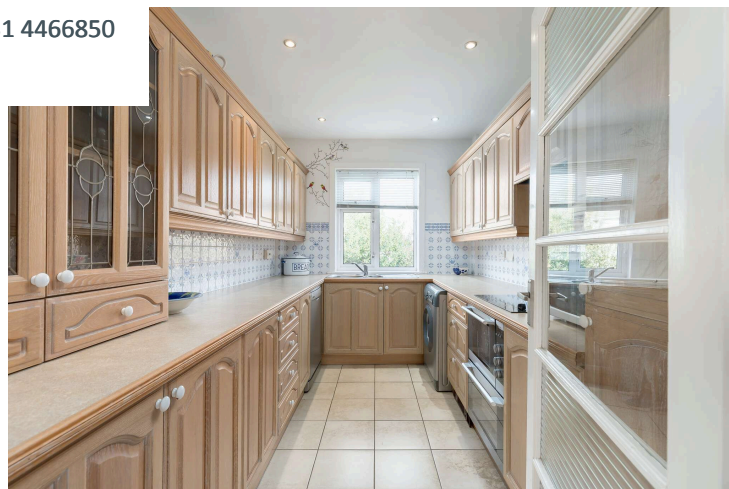
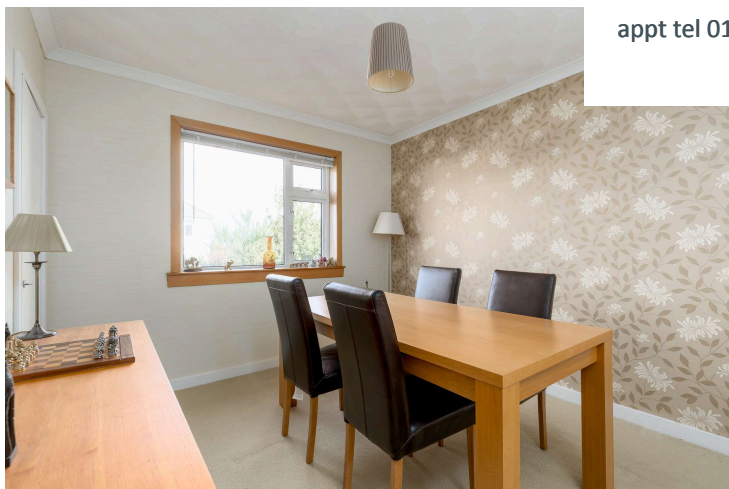
PROPERTY DESCRIPTION

- Vestibule leading to a wide open hallway with handy storage cupboard
- Bright dual aspect sitting room with circular bay with floor to ceiling windows and a feature fireplace
- South west facing upvc framed conservatory with heating – perfect for relaxing in the sun
- Separate dining room which could be used as a third bedroom or equally could be opened up to the kitchen to make an open plan kitchen/dining room
- Fully fitted kitchen with good range of fitted cupboards & appliances
- Dual aspect principal bedroom with extensive fitted wardrobes
- Second double bedroom with fitted wardrobes
- Walk in wardrobe area leading to a well-appointed bathroom with bath with shower over, sink, wc & heated towel rail
- Gas fired central heating
- Replacement upvc framed double glazed windows
- Corner plot with garden areas to the front & side and south west facing rear garden with courtyard area, paving for sitting out and a lawn surrounded by shrubs & trees
- Detached single garage with integral garden store
- Wide driveway to front and free on street parking



VIEWING

Sunday 2-4pm or by
appt tel 0131 4466850





TWO/THREE BED DETACHED BUNGALOW WITH GARDENS & PARKING IN CATCHMENT FOR EXCELLENT SCHOOLS - AMAZING POTENTIAL

This is a wonderful detached property, located on a corner plot in a quiet residential area, with flexible accommodation comprising a large, sunny sitting room with circular bay window overlooking the garden, a dining room which could be used as bedroom three or opened up to the well-fitted kitchen to make a kitchen/diner, a bright conservatory, two good sized double bedrooms with fitted wardrobes and a large bathroom with walk in wardrobe area. The house has a great driveway to the front and a garage, and there are various areas of garden ground to the front, side and rear. With tremendous potential to extend the property, subject to the usual consents.

AREA

The Braids is a very prestigious area in the south of the city, a short walk or bus ride from Morningside with its wide array of amenities, supermarkets (including Waitrose and M&S Simply Food), speciality food stores, independent retailers, coffee shops, bars & restaurants. Local schooling is well-renowned and the property is in the catchment for South Morningside & St Peter's RC Primary Schools and Boroughmuir & St Thomas of Aquin's RC High Schools and is walking distance to George Watson's. There are superb facilities within a short walk or bus ride, including a library, the very popular independent Dominion Cinema & Church Hill Theatre, and there are a good range of gyms/leisure facilities & golf courses nearby. The property is also well placed for lots of walks and open spaces including Braid Hills, Braidburn Valley Park, Hermitage of Braid and Blackford Hill & Pond. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

GARDEN

Fantastic corner plot with garden areas to the front & side plus south west facing rear garden with courtyard area, paving for sitting out and a lawn surrounded by shrubs & trees.

PARKING

Detached single garage with integral garden store and wide driveway to front and free on street parking.

EXTRAS

The blinds/curtains, light fittings, electric hob, double oven, extractor fan and integrated fridge freezer are included in the sale.

HOME REPORT VALUATION

£625,000

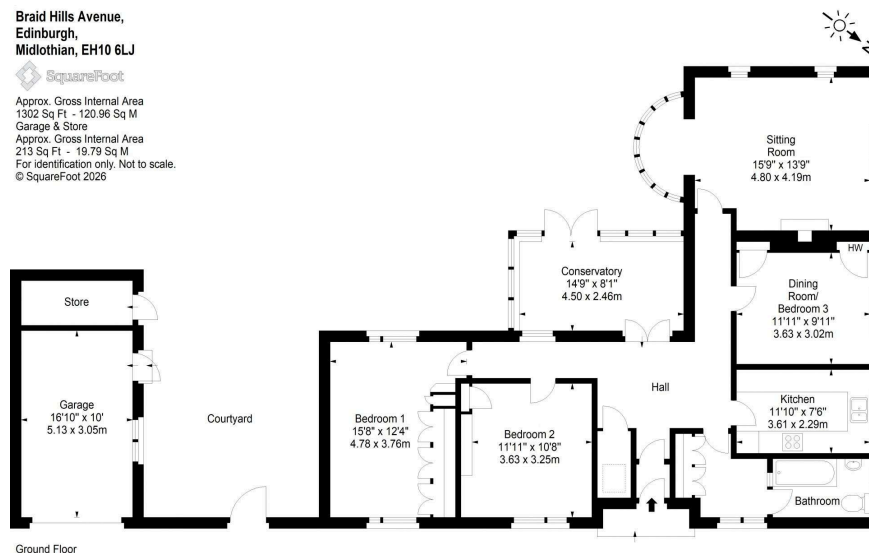


Sitting room	15'9" x 13'9" (4.80 x 4.19m)
Kitchen	11'10" x 7'6" (3.61 x 2.29m)
Conservatory	14'9" x 8'1" (4.50 x 2.46m)
Dining room/bedroom 3	11'11" x 9'11" (3.63 x 3.02m)
Bedroom 1	15'8" x 12'4" (4.78 x 3.76m)
Bedroom 2	11'11" x 10'8" (3.63 x 3.25m)
Garage	16'10" x 10' (5.13 x 3.05m)

Braid Hills Avenue,
Edinburgh,
Midlothian, EH10 6LJ



Approx. Gross Internal Area
1302 Sq Ft - 120.96 Sq M
Garage & Store
Approx. Gross Internal Area
213 Sq Ft - 19.79 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any dosing date. The sellers reserve the right to sell without imposing a dosing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

