

24B Braid Crescent

MORNINGSIDE, EDINBURGH, EH10 6AU



Well proportioned two-bedroom flat in desirable location



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This homely and well-finished flat in Morningside is an absolute gem. Presented by McEwan Fraser Legal, this upper villa, main door flat offers a delightful living experience. As you step inside, you'll be struck by the immaculate condition of the property, truly ready for you to move in without any hassle.

Boasting an excellent location, this flat offers convenience and accessibility to all the amenities you could need.

THE LIVING ROOM



The interior features a spacious living room that doubles up as a dining room, offering endless possibilities for furniture arrangements. The lounge is a highlight, complete with feature bay windows, ornate cornicing, and a charming fireplace.

THE KITCHEN



The recently upgraded kitchen is a chef's dream, equipped with all the modern appliances you could desire, including a gas hob, fan oven, and white goods.





The two double bedrooms are generously proportioned, providing ample space for rest and relaxation. The three-piece bathroom suite features a convenient shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2

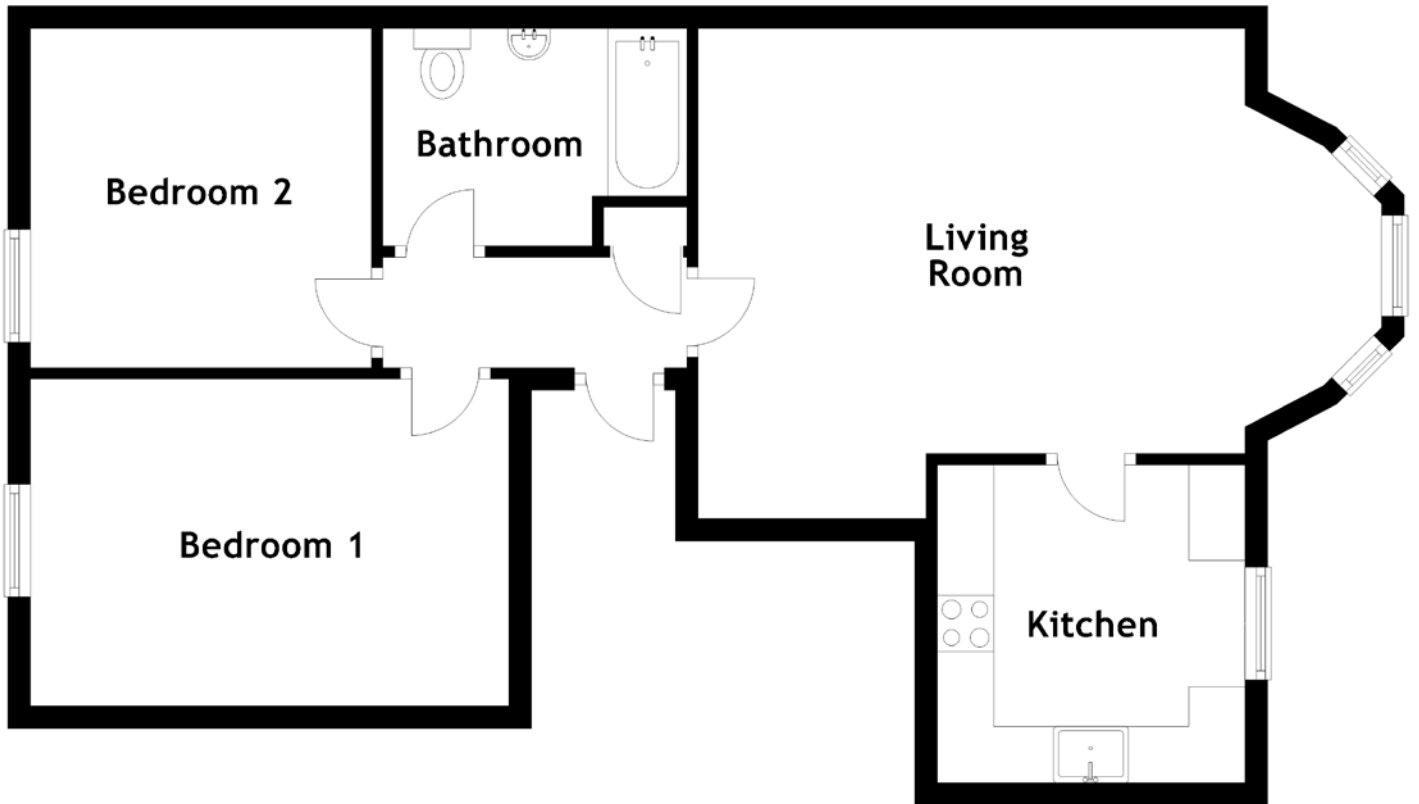


To ensure your comfort throughout the year, the flat benefits from gas central heating, making it warm and cosy. Additionally, on-street parking adds convenience to your daily routine. Don't miss the opportunity to make this flat your new dream home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

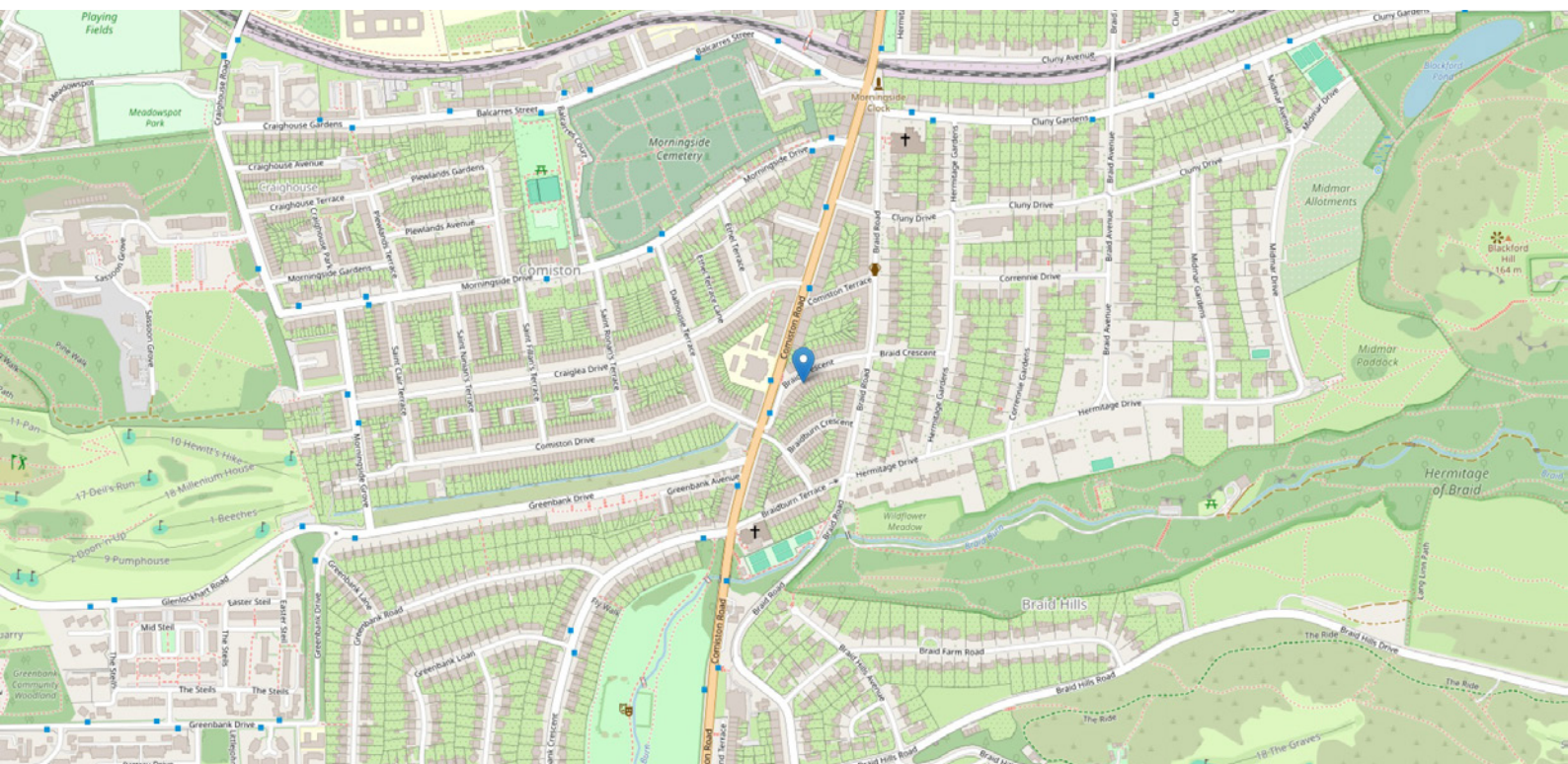


Approximate Dimensions
(Taken from the widest point)

Living Room 6.07m (19'11") x 4.35m (14'3")
Kitchen 2.82m (9'3") x 2.73m (9')

Bedroom 1 4.25m (13'11") x 2.90m (9'6")
Bedroom 2 3.03m (9'11") x 3.01m (9'11")
Bathroom 2.70m (8'10") x 1.93m (6'4")

Gross internal floor area (m²): 63m² | EPC Rating: C



THE LOCATION

This property sits just off Comiston Road in Morningside in what is a very desirable area of Edinburgh. There is a selection of local amenities on Morningside Road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and Waitrose, and M&S supermarkets all can be found in Morningside.





A good selection of quality schools are available within the catchment from primary through to secondary level and in the private sector, George Watsons. For further education, two of Napier University's main campuses are close by.

Lying on the outer limits of Edinburgh City centre, the location offers superb outdoor leisure activities, with nearby Braidburn Valley Park, the Braids and Blackford Hill. The Pentland Hills Regional Park is a short drive, with walking, biking and skiing on offer. There are numerous golf courses, including Braidhills and Mortonhall. There are superb transport links, with regular bus services to the city centre and the City Bypass is a few minutes by car, offering quick easy access to the major road networks and Edinburgh International Airport.



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