



22 BRAID HILLS ROAD

Edinburgh EH10 6HY



Impressive, detached, family home in an extremely sought after residential district.

Private gated house set in mature gardens
Front bedrooms with balcony boasting city views
Wonderful open plan kitchen/family room with direct access to the garden ♦ Additional modern garden house/granny flat in immaculate order ♦ Impressive garden with large private decked area and lawn
Off street parking for a number of cars ♦ EPC rating D

LOCATION

The Braids is one of Edinburgh's most sought-after residential locations just 3 miles south of the City Centre. The area is extremely well known for its breath-taking views over the city skyline.

Nearby Morningside and Bruntsfield offer a wide range of local and speciality shopping, including a traditional Butcher, Fishmonger and Cheesemonger, as well as the privately owned Dominion Cinema and an excellent choice of restaurants and bars.

The adjoining Braid Hills Park is a popular recreation area and the extensive Pentland Hills Country Park is situated nearby at Hillend, which is also home to a dry ski-slope.

The area abounds in golf facilities with courses very close to hand at Glenlockhart, The Braids, Hillend and Swanston.

Many of Edinburgh's renowned private schools are within easy reach, including George Watson's and George Heriot's.





The City Centre is easily accessible by car or by excellent public transport services from nearby Comiston Road serving many city suburbs, parts of Lothian and beyond.

A short drive south takes you to the Edinburgh City by-pass offering rapid access to the Gyle Business Park, new Royal Bank Headquarters at Gogar, the Airport, and Central Scottish Motorway Network.

DESCRIPTION

22 Braid Hills Road is a very impressive, cotemporary, family home in a sought after residential area in Edinburgh.

The house has been significantly refurbished and modernised by the current owners and offers very flexible family accommodation.

Set back from the road, there is a large private driveway accessed via newly added electronic gates, which offer both privacy and security.

The accommodation comprises:

Ground Floor: Welcoming entrance vestibule and 'L' shaped hallway, with wonderful parquet flooring throughout. Ground floor cloakroom/WC with additional under stair storage cupboard. Impressive, modern kitchen with stylish worktops and space for a dining table and chairs. Additionally, there is a separate utility room with direct access to the driveway and private south facing decked area. The adjacent family room can be accessed via a sliding door, allowing both areas to be open plan - ideal for family living. The family room has wonderful south-west aspects and enjoys direct access to the garden.

The spacious, bay windowed, sitting room is situated to the front of the house and has a wood burning stove and beautiful parquet flooring throughout. This is an extremely bright and airy room with wonderful garden views.

There is a wonderful warm & cosy dining room on the ground floor which has a feature fireplace and can easily accommodate 8-10 guests for more intimate dining. This room could also be used as a ground floor bedroom or additional kids room.



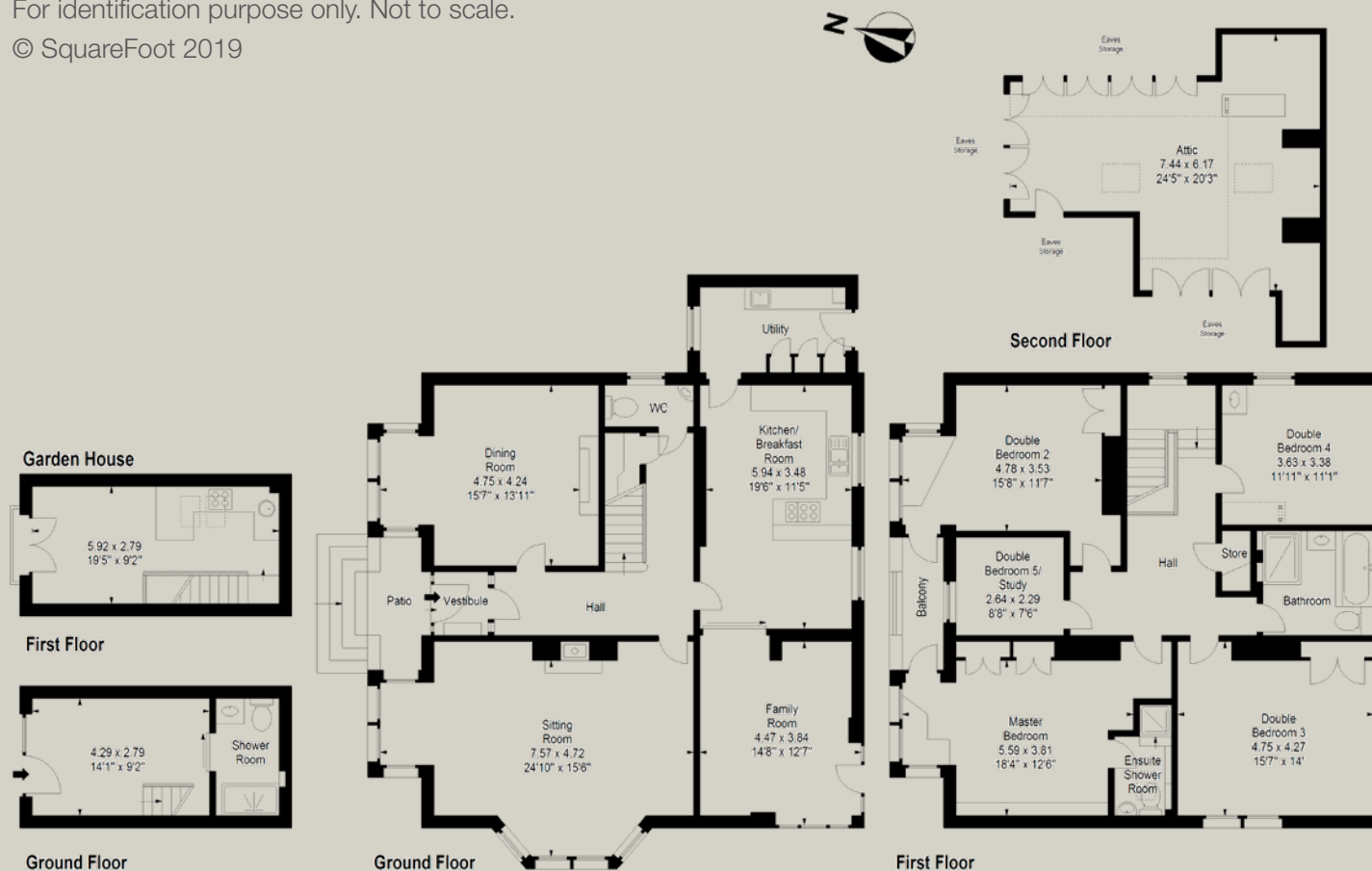
FLOORPLANS

Gross internal area (approx) 267.09 sq.m (2875 sq.ft)

Garden House gross internal area (approx) 33.82 sq.m (364 sq.ft)

For identification purpose only. Not to scale.

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First Floor: Four very good sized double bedrooms, all with wonderful far reaching views. The master bedroom suite benefits from an ensuite shower room, built in wardrobes and access to a large balcony (which can also be accessed from bedroom 2). Additionally, there is a good sized study room/ bedroom 5.

The family bathroom suite has been upgraded and has a walk-in shower, separate bath, wash hand basin and WC. The fixtures are all contemporary and the fixtures high specification.

Second Floor: The second floor is a large attic room which makes an ideal living space or additional bedroom. It can be accessed through bedroom 4. Additionally, there is ample storage in the eaves.

Externally, the house benefits from a wonderful south west facing garden, a summer house with power, a private wrap around decked area and BBQ area.

Garden House: The sale includes a, self-contained, one bedroom garden house which is accessed from the private decked area to the rear. Accommodation includes: Double bedroom on the ground floor with modern ensuite shower room, fully equipped kitchen and living room on the first floor.

GENERAL INFORMATION

Fixtures and fittings: All curtains & light fittings are included with the sale. Siemens dryer and Bosch washing machine are excluded.

Home Report & Energy Performance: A copy of the full Home Report and Energy Performance Certificate is available on request.

Viewing: Strictly by appointment with Savills - 0131 247 3770

Possession: To be by mutual agreement.

Offers: Offers must be submitted in Scottish legal terms to the Selling Agents. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the Selling Agents following inspection.



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