



lindsays

GF, 12 Pentland Terrace,
Braids, Edinburgh, EH10 6EY

"A ground floor conversion of a terraced townhouse, ideally situated in The Braids area of Edinburgh"

- Ideally located ground floor conversion
- Bay windowed sitting room
- Double bedroom
- Dining room
- Kitchen
- Bathroom
- Private enclosed rear garden
- Gas central heating

EPC Rate D

FIXED PRICE £375,000



Description

A ground floor conversion of a terraced townhouse, ideally situated in The Braids area of Edinburgh. The property is located in a quiet cul-de-sac with no through traffic and enjoys an open outlook to Braidburn Valley Park as well as easy access to the many amenities in nearby Morningside. Although now requiring some cosmetic upgrading, the property offers considerable potential. The internal layout is accessed via a shared vestibule into a welcoming hallway. To the front is a spacious bay-windowed sitting room with an open outlook, fireplace and decorative cornice work. Off the hallway is the bathroom as well as a spacious store cupboard. To the rear is the double bedroom as well as the dining room which leads into the kitchen. From the kitchen there is direct access to the patio garden to the rear which in turn leads to the enclosed rear garden up a few steps.

Area

The popular Braids district sits on the south side of the city, approximately 3 miles from Princes Street and close to Morningside and Craiglockhart. The lovely open spaces of Hermitage of Braid and Braidburn Valley Park are close-by, while the Braid Hills, Mortonhall and Merchants of Edinburgh golf courses are only minutes away. Regular bus services on Comiston Road connect with the city centre and other parts of Edinburgh and excellent shopping is available in Morningside. The nearby City By-Pass offers fast routes to the east and west sides of Edinburgh, including East Lothian, Edinburgh International Airport, and the M8 and M9 motorway systems. A selection of well-respected schools at both primary and secondary level can be found within a comfortable distance.

Viewing

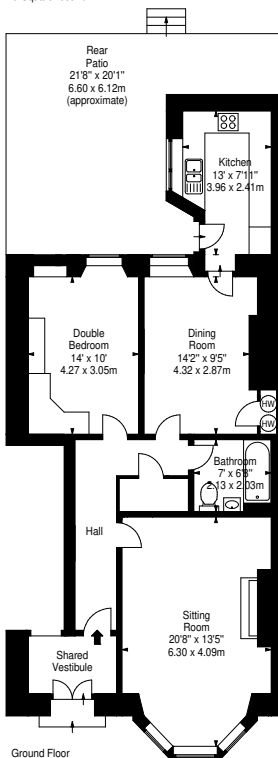
by appointment contact Lindsay



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Edinburgh,
Midlothian, EH10 6EY



Approx. Gross Internal Area
844 Sq Ft - 78.41 Sq M
For identification only. Not to scale.
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Prospective purchasers are requested to note formal interest with Lindsay as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate.