

# 26/2 Braid Crescent

MORNINGSIDE, EDINBURGH, EH10 6AU



*GENEROUSLY PROPORTIONED  
FOUR-BED UPPER FLAT*



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McEwan Fraser Legal is delighted to present this spacious four-bedroom double upper flat in Edinburgh's sought-after Morningside area of the city.

Inside, the property comprises of a spacious living area which also serves well as a dining room with various possibilities for furniture arrangements. The lounge boasts feature bay windows, ornate cornicing and a fireplace. There is a fully equipped kitchen which is fitted with gas hob, fan oven and free-standing white good appliances. The property has four double bedrooms, three of these are situated on the upper level and one of the bedrooms is on the main floor of the property. All of which are generously proportioned and configuration options. On the main floor, there is a three-piece bathroom suite with mains shower over the bath and on the first-floor there is a generously proportioned utility/WC which is ripe for development into a shower room.

In addition to this, the property benefits from gas central heating making for a warm home, year-round. The flat also benefits from on-street residents' parking.

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## The Property





**The Lounge**









# The Kitchen







**Bedroom 1**







**Bedroom 2**







**Bedroom 3**







**Bedroom 4**











Utility/wc











Approximate Dimensions  
(Taken from the widest point)

Lounge	6.29m (20'8") x 4.35m (14'3")	Bathroom	3.01m (9'10") x 2.18m (7'2")
Kitchen	4.13m (13'7") x 3.18m (10'5")	Utility/WC	3.70m (12'2") x 2.07m (6'9")
Bedroom 1	4.26m (14') x 3.30m (10'10")	Gross internal floor area (m <sup>2</sup> ): 131m <sup>2</sup> EPC Rating: D	
Bedroom 2	3.43m (11'3") x 3.15m (10'4")		
Bedroom 3	3.43m (11'3") x 3.08m (10'1")		
Bedroom 4	4.13m (13'7") x 3.06m (10')		









## **BRAID HILLS GOLF COURSE**

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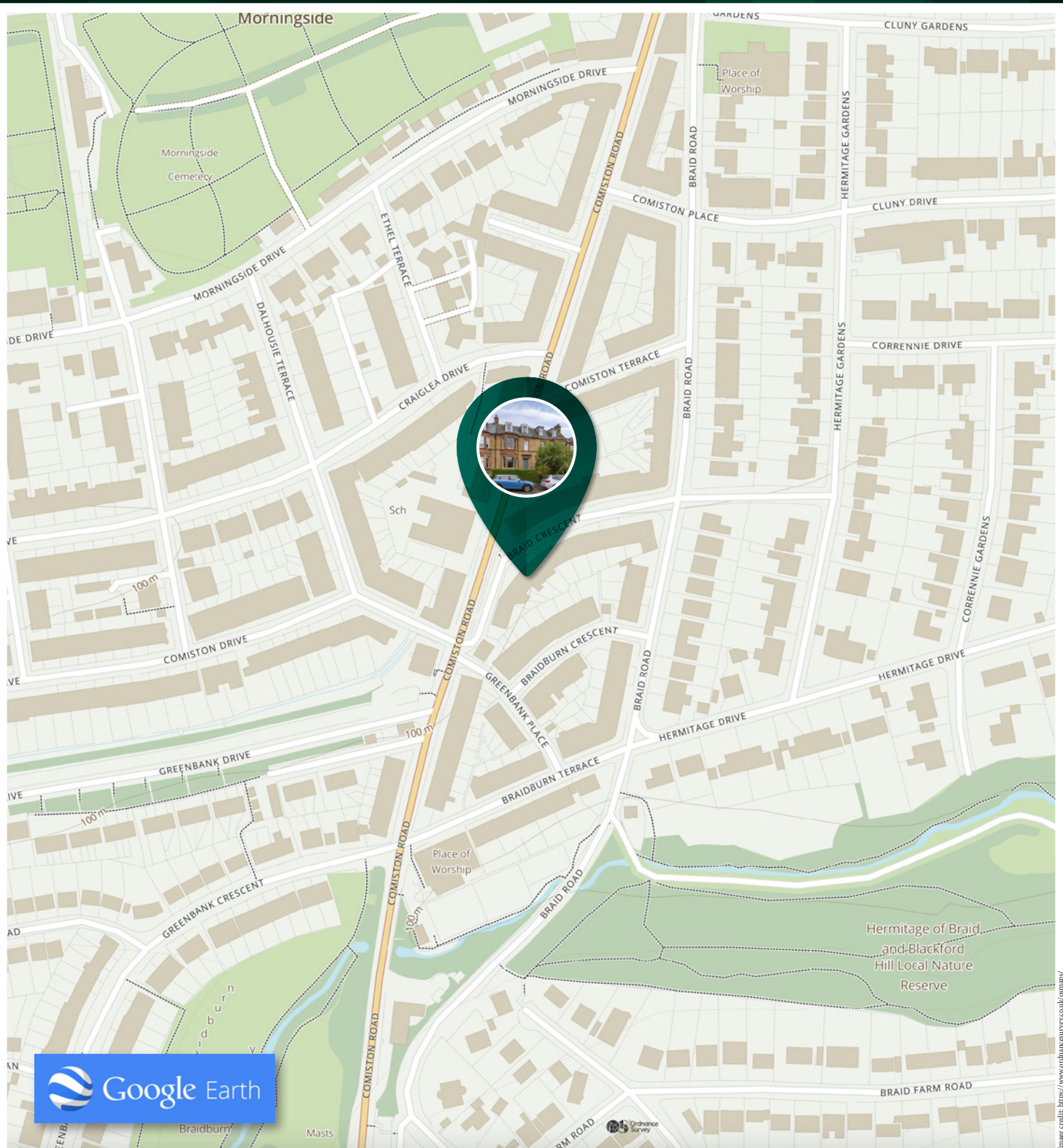
This property sits just off Comiston Road in Morningside in what is a very desirable area of Edinburgh. There is a selection of local amenities on Morningside road and Comiston Road, with a superb selection of independent specialist shops, high street shops, bars, cafés, restaurants and a Waitrose supermarket all can be found in Morningside. Further afield, Straiton Retail Park is a short drive away, which includes a Sainsbury's and a Marks & Spencer food outlet.

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 Universities 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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Text and description  
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