




McEwan Fraser Legal

Solicitors & Estate Agents

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BRAID HILLS, EDINBURGH, EH10 6HR



THE LOCATION

Braid Hills, Edinburgh

Braids is situated south of the highly regarded Morningside area of Edinburgh, which lies to the South of the City Centre.

The property is beautifully positioned to take advantage of an excellent choice of shopping outlets in the vicinity, amply supported by the usual banks, building societies, postal services, bars, coffee shops and library. There are a number of leisure pursuits which include tennis, horse riding and walks around Blackford, Braid and Pentland Hills. There are numerous golf courses in the vicinity and schooling is represented from nursery to senior level, both in the private and public sector with Napier University on hand for the more mature student.

An excellent public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



5 RISELAW ROAD

Braid Hills, Edinburgh

Rarely available this charming five-bedroom Victorian terraced villa is in a very desirable mature location and provides elegant spacious family accommodation of considerable character arranged over two levels. Internally the property has been beautifully maintained, displaying characteristic original features such as a staircase with an open balustrade, natural timber floorboards, decorative corncicing, period fireplaces and a glass cupola.

The property comprises of:

- Entrance vestibule
- Reception hall
- Sitting room
- Dining room
- Study/bedroom 5
- Kitchen
- Landing
- Master bedroom
- Three further bedrooms
- Family bathroom
- Front and rear gardens

In addition to this, the property includes a lock-up garage which is located on the adjacent street and has mains water supply. This is a rare opportunity to acquire a stunning home in a fantastic and very desirable location.



KITCHEN &
DINING ROOM

THE
LOUNGE



BEDROOM ONE





BEDROOMS, BATHROOM & UTILITY



Approximate Dimensions
(Taken from the widest point)

Lounge	5.44m (17'10") x 4.78m (15'8")
Kitchen	4.25m (13'11") x 3.25m (10'8")
Dining Room	4.28m (14'1") x 3.06m (10')
Utility	3.35m (11') x 2.26m (7'5")
Bedroom 1	5.45m (17'11") x 4.06m (13'4")
Bedroom 2	4.28m (14'1") x 3.53m (11'7")
Bedroom 3	4.27m (14') x 2.41m (7'11")
Bedroom 4	4.28m (14'1") x 2.75m (9')
Bathroom	3.05m (10') x 1.99m (6'6")
Maids Quarter	4.29m (14'1") x 2.41m (7'11")

Gross internal floor area (m²): 173m²
EPC Rating: D

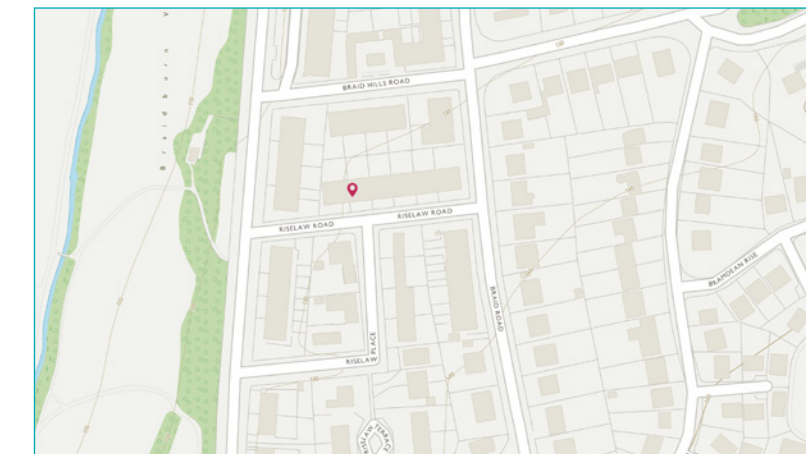


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**Part
 Exchange
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