

47 Daiches Braes

EDINBURGH, EH15 2RD



Modern and elegant four-bedroom townhouse with versatile living space, sun-drenched landscaped garden, and stylish contemporary finishes throughout



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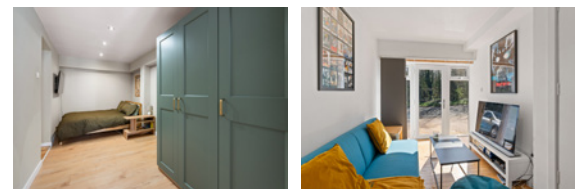


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A beautifully presented four-bedroom townhouse, combining contemporary elegance with practical family living. This home has been thoughtfully designed and finished to a high standard throughout, offering flexible and bright accommodation.

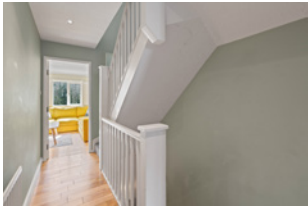
THE SITTING ROOM / BEDROOM 4



The property is entered via the ground floor, where a welcoming entrance leads into a generous additional sitting room. Perfect as a family space, home office, or potential ground-floor bedroom, this room also benefits from a convenient WC and large patio doors opening onto the driveway. Ample built-in storage ensures the space is as functional as it is stylish.

THE WC & HALLWAY





On the first floor, a spacious open-plan living and dining area is filled with natural light from two large windows overlooking leafy surroundings, providing a peaceful and private outlook. Contemporary flooring and subtle spotlights create a modern, airy feel, while the expansive layout easily accommodates both relaxed seating and a large dining table.

THE LIVING ROOM



THE DINING ROOM



THE KITCHEN & UTILITY



The kitchen, also on this floor, is beautifully appointed with a generous worktop and storage space, complemented by a rear-facing window. A utility room with garden access adds further practicality.





Upstairs, the master bedroom features a modern en suite with a generous shower, while two further bedrooms share a stylish family shower room with a Velux window, providing excellent natural light.

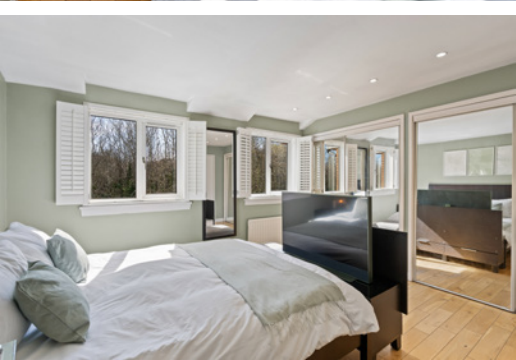
THE SHOWER ROOM



BEDROOM 1



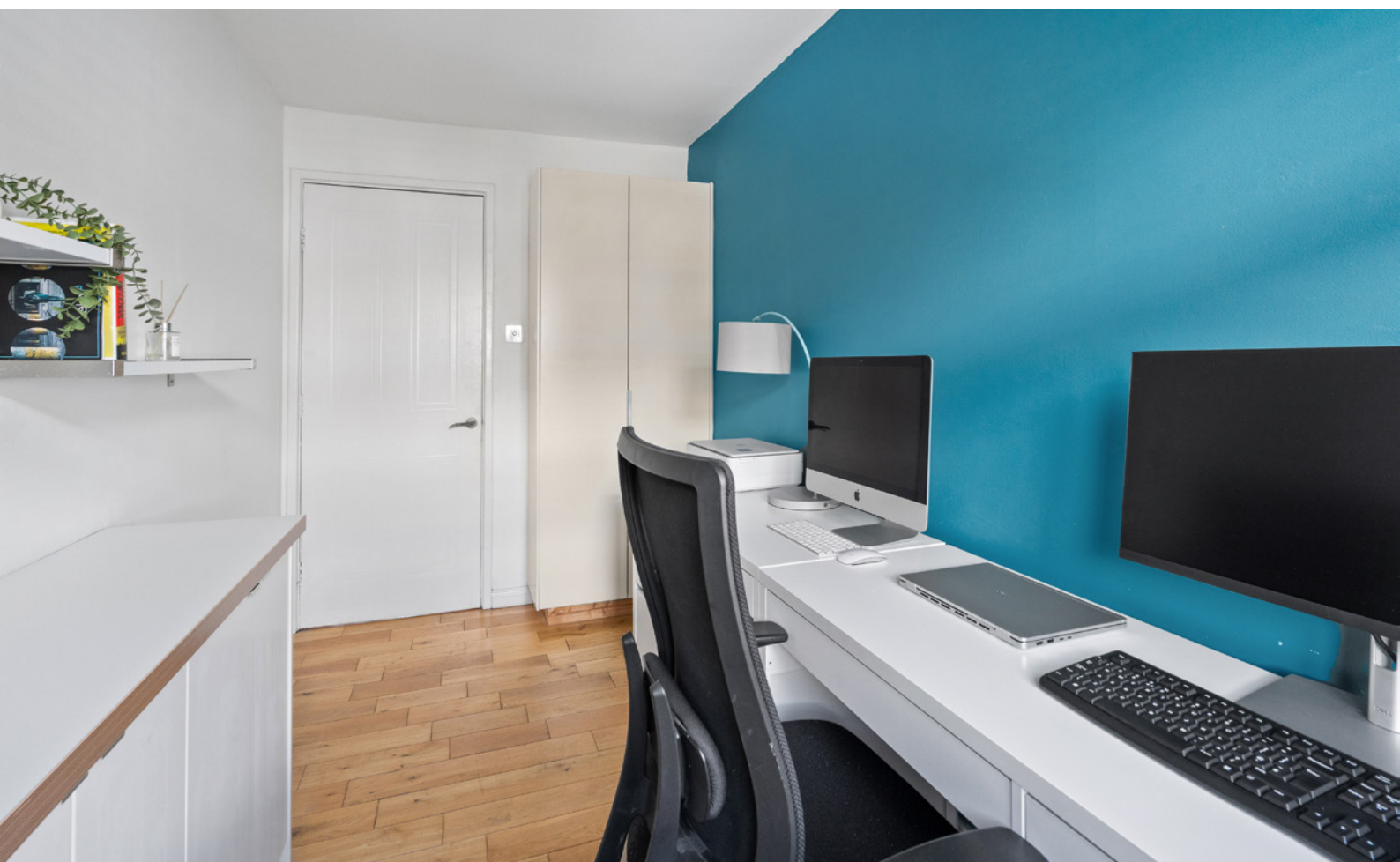
the master bedroom features a modern en suite with a generous shower



BEDROOM 2



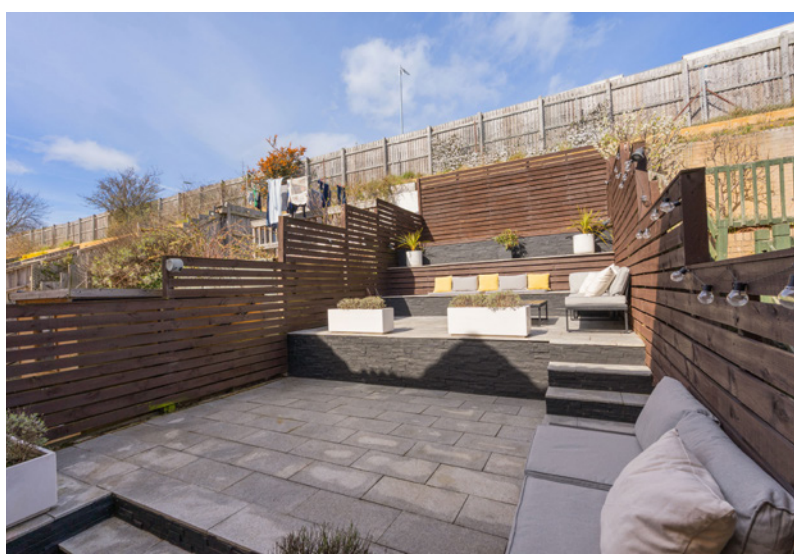
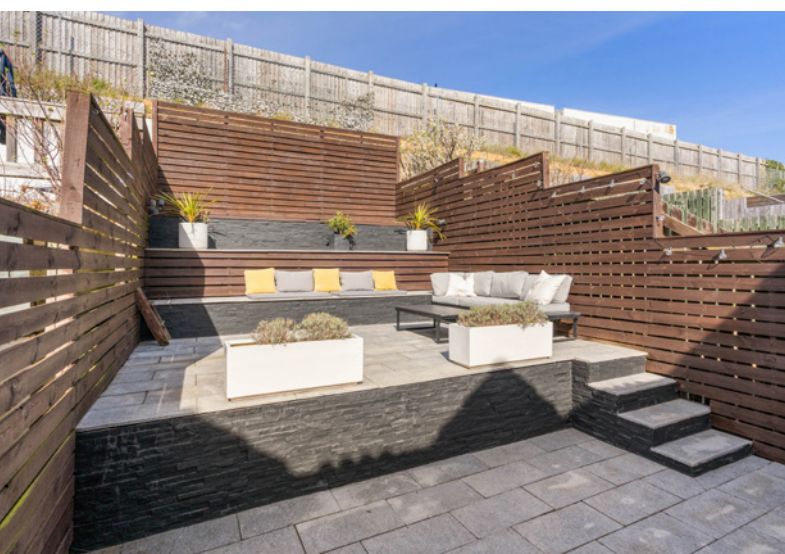
BEDROOM 3



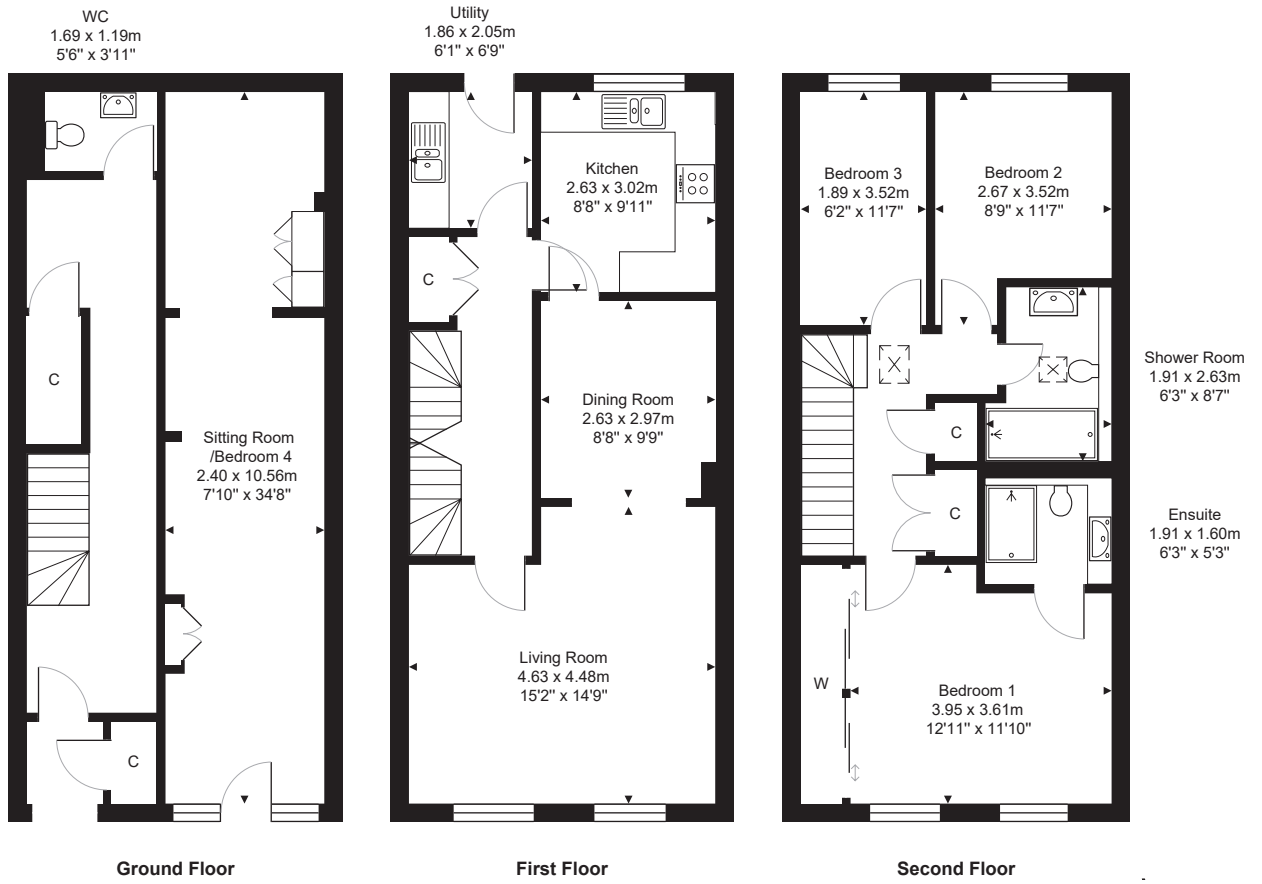
The landscaped rear garden has been thoughtfully designed with tiered paving to capture sunlight throughout the day, creating a serene and low-maintenance outdoor retreat.

Additional benefits include a driveway providing off-street parking and clever storage solutions throughout, making this townhouse a versatile and elegant home for modern family life.

EXTERNALS

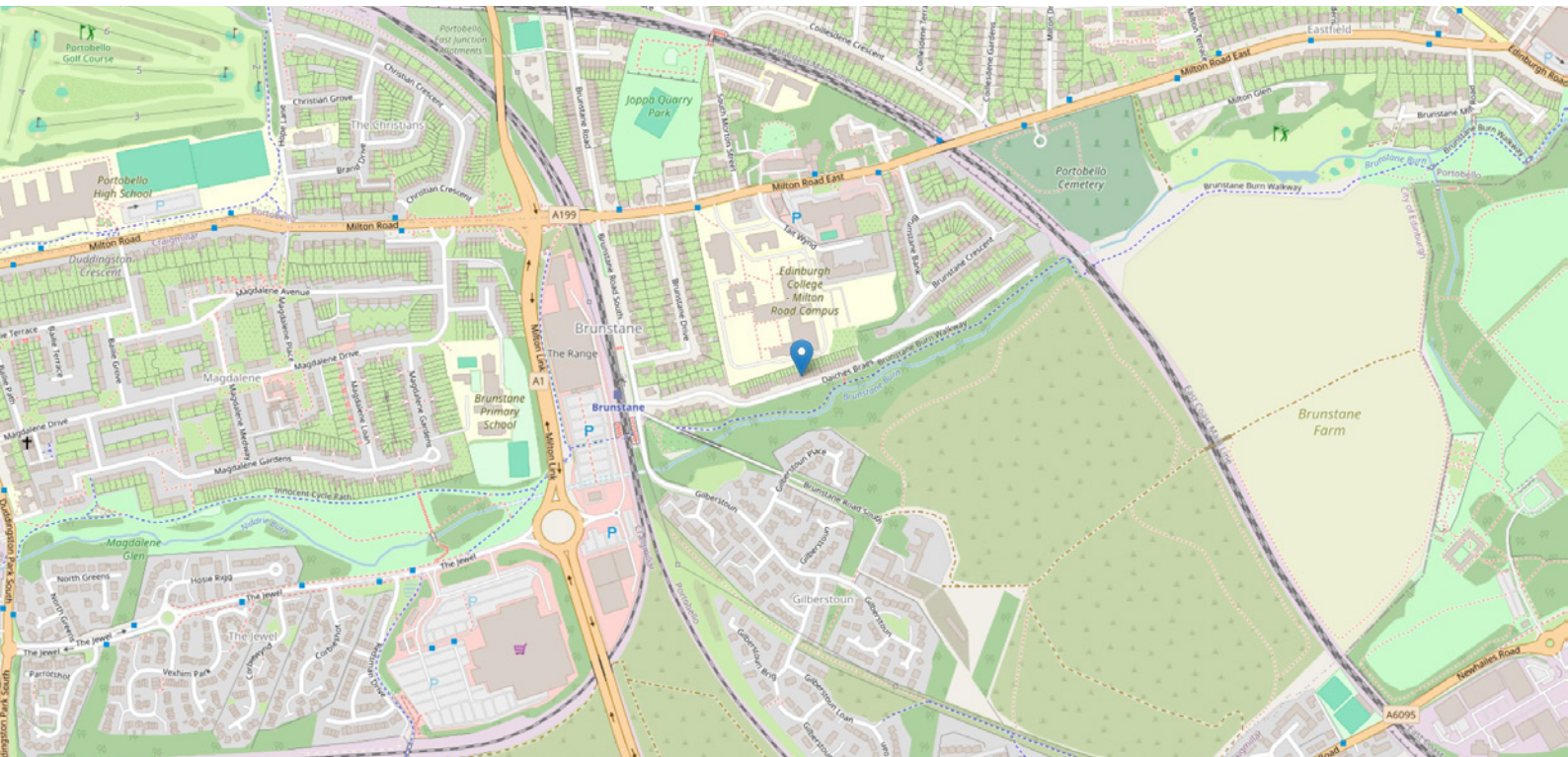


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 147m² | EPC Rating: C



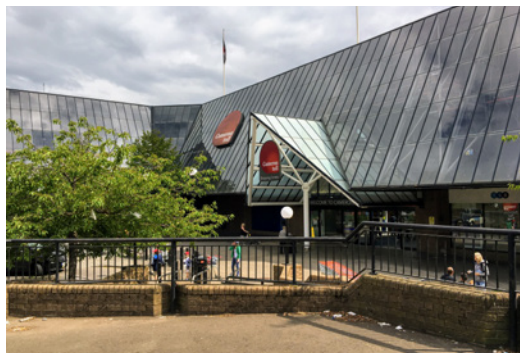
THE LOCATION

47 Daiches Braes is situated in a peaceful, sought-after residential area, offering a perfect balance of tranquillity and convenience. Set along a quiet, tree-lined street, the property benefits from privacy and a serene outlook while being close to local amenities, schools, and recreational facilities.





The location provides excellent access to public transport and main road links, making commuting to Edinburgh city centre straightforward. With nearby parks and green spaces, residents can enjoy outdoor activities, while the beautifully landscaped garden adds a private, sun-filled retreat at home. This address is ideal for families seeking stylish, modern living in a calm and convenient setting.



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