

21 Daiches Braes

BRUNSTANE, EDINBURGH, EH15 2RD



*STYLISH AND MODERN FOUR-BEDROOM
TOWNHOUSE WITH LANDSCAPED GARDEN*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



This beautifully presented four-bedroom townhouse offers a perfect combination of modern design, elegance, and practical family living. Thoughtfully designed and finished to a high standard throughout, the property blends contemporary style with timeless sophistication.

The property is entered via the ground floor, which features a grand entrance leading into a large, flexible sitting room. This space could easily function as a ground-floor bedroom, and the addition of a WC by the current owners makes the entire floor fully self-contained if required. A large patio door opens onto the driveway, providing easy access and enhancing natural light. Ample storage is thoughtfully incorporated throughout this level.





The first floor is home to a generous open-plan living and dining area, flooded with natural light from two large windows overlooking mature trees, creating a private and peaceful outlook. The spacious layout allows for comfortable seating and a substantial dining table, while modern spotlights and striking flooring complete the sophisticated finish. The kitchen, also on this floor, is beautifully appointed with neutral décor, plentiful storage, and a window overlooking the rear garden. Adjacent is a practical utility room with garden access.

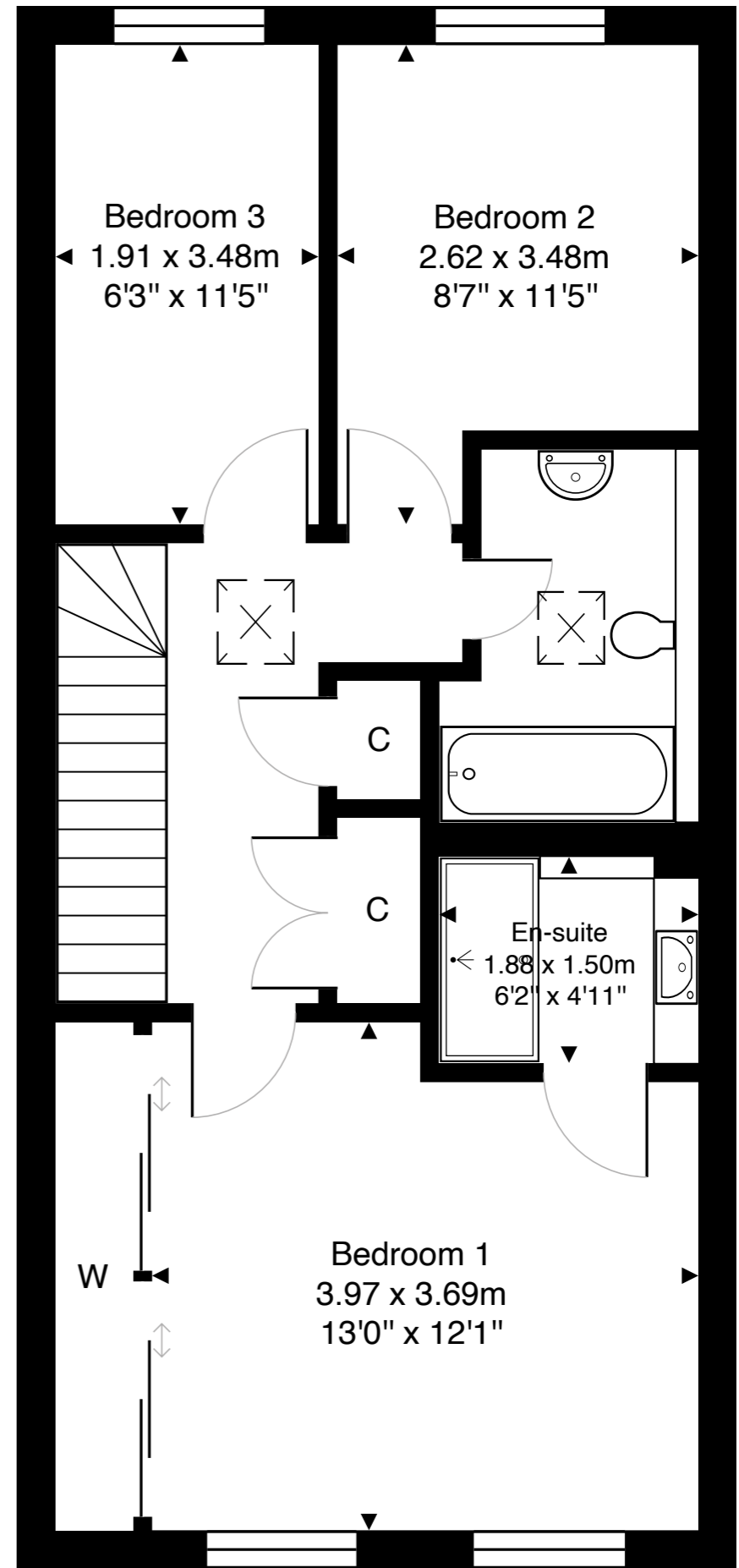
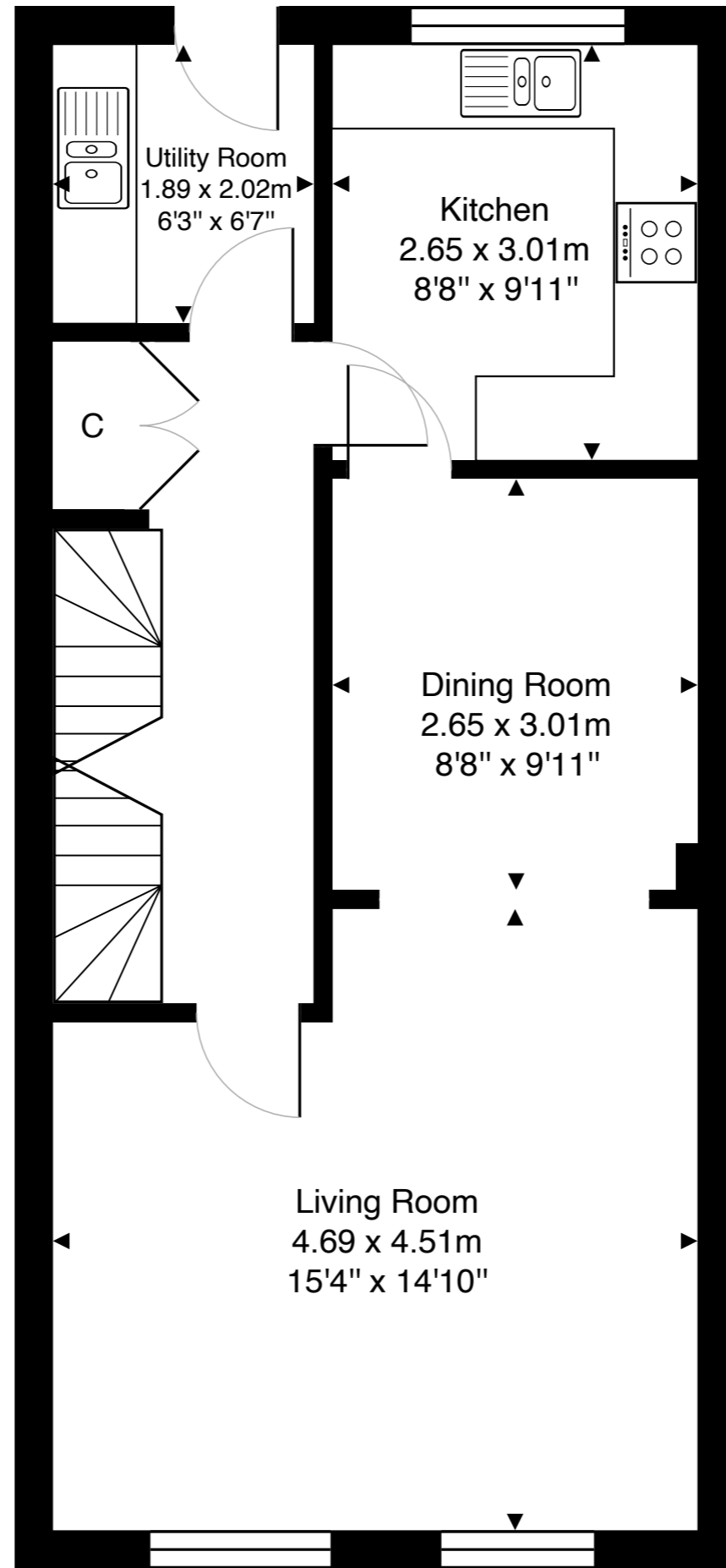
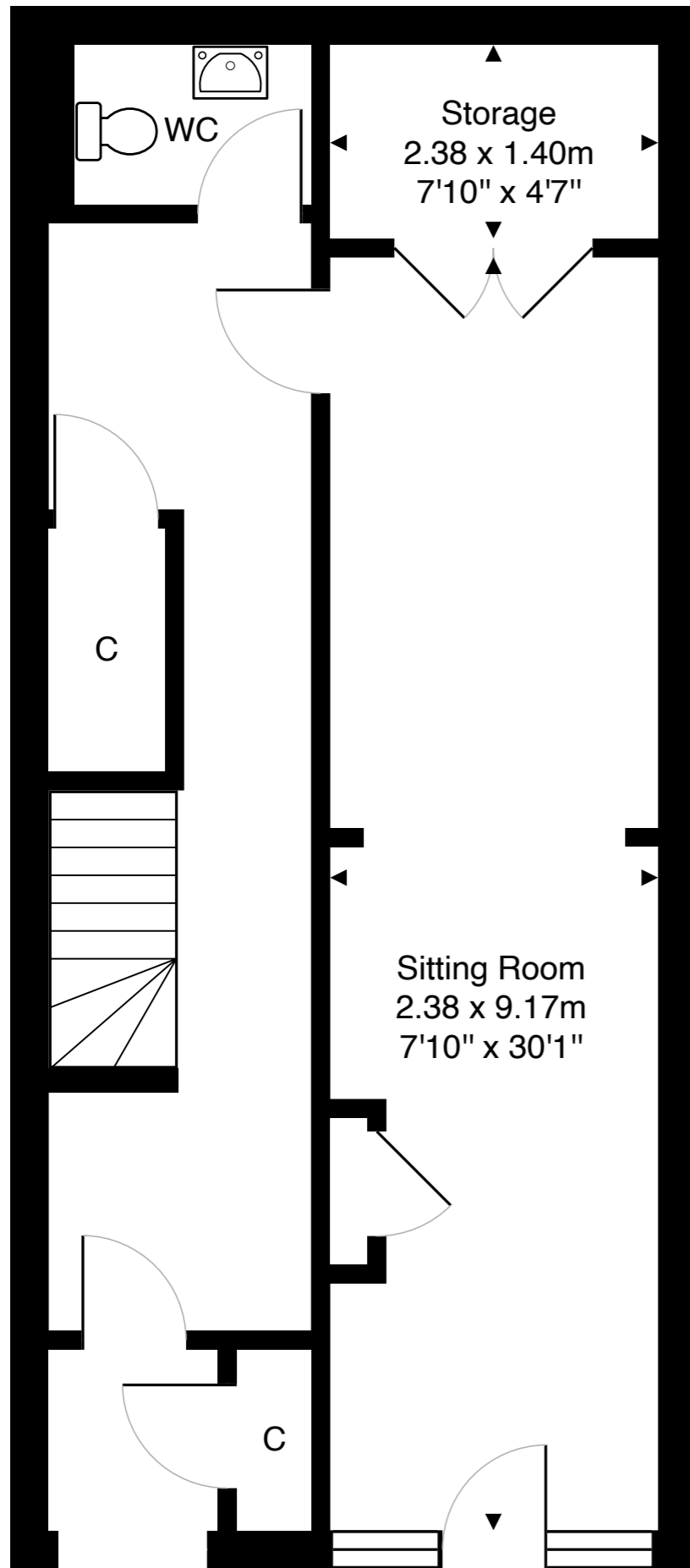




The top floor houses three bedrooms, including a master suite with a modern en-suite bathroom and a generous shower. Two further bedrooms share a stylish family bathroom featuring a large bath and a Velux window that floods the room with natural light.







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



The landscaped garden is a real highlight of the property, featuring paved terraces arranged to capture sunlight throughout the day. This private outdoor space offers a tranquil retreat, perfect for relaxing or entertaining.

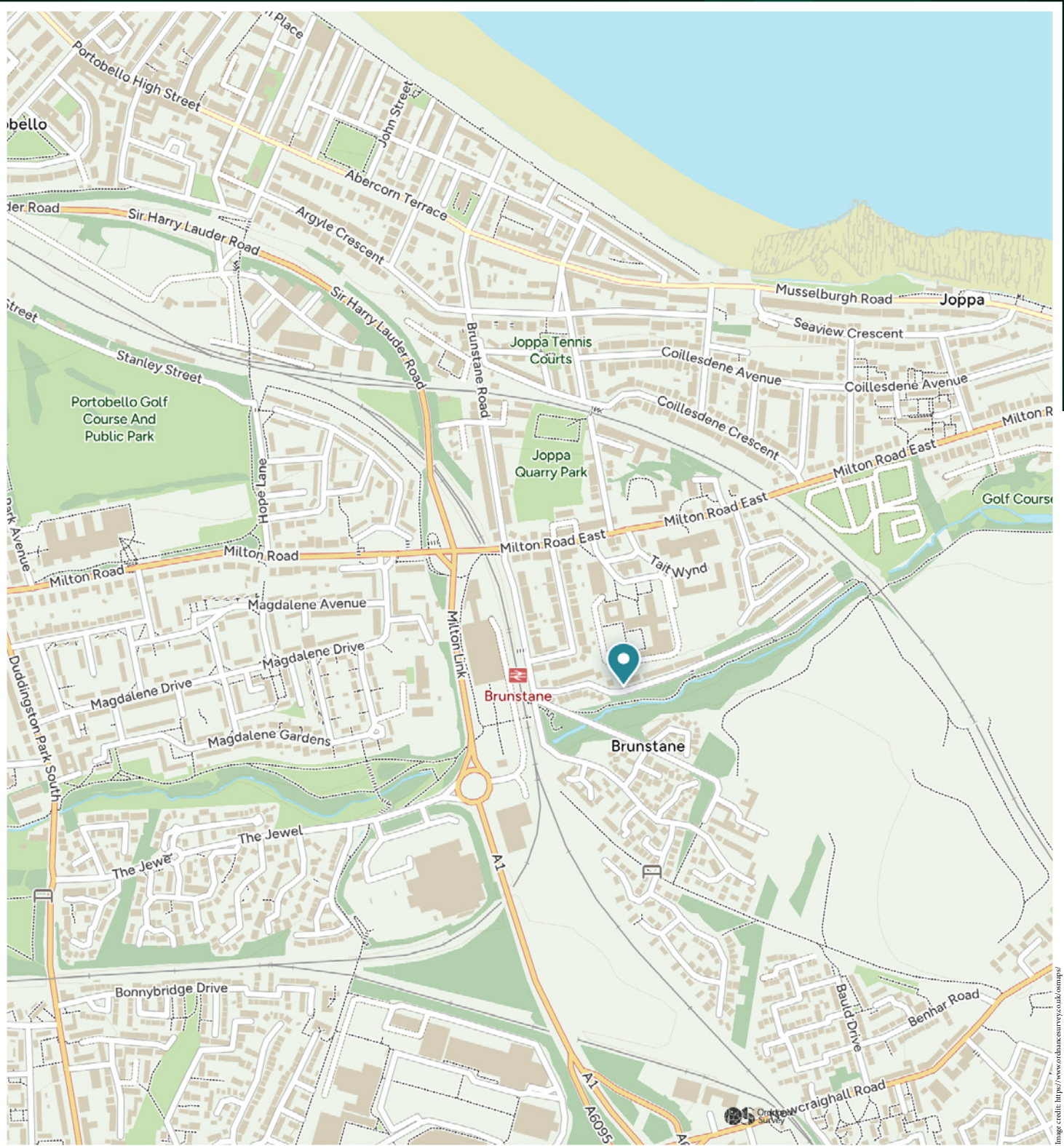
Additional benefits include a driveway with a parking space and extensive storage throughout, making this townhouse both elegant and highly practical.



21 Daiches Braes is situated in a highly desirable residential area, combining peaceful suburban living with excellent accessibility. The property enjoys a quiet, tree-lined setting, offering a sense of privacy and tranquillity while remaining well connected to local amenities.

The area benefits from good local schools, shopping facilities, and recreational options, making it ideal for families. Nearby parks and green spaces provide opportunities for outdoor activities, while the beautifully landscaped garden of the property complements the serene surroundings.

Transport links are excellent, with convenient access to main roads and public transport, ensuring easy commuting to Edinburgh city centre and beyond. The location strikes the perfect balance between relaxed residential charm and modern convenience, making it a sought-after address for stylish family living.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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ZARA GROSPELLIER
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ALAN SUTHERLAND
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