



## 38 Braid Crescent

Morningside, EH10 6AU

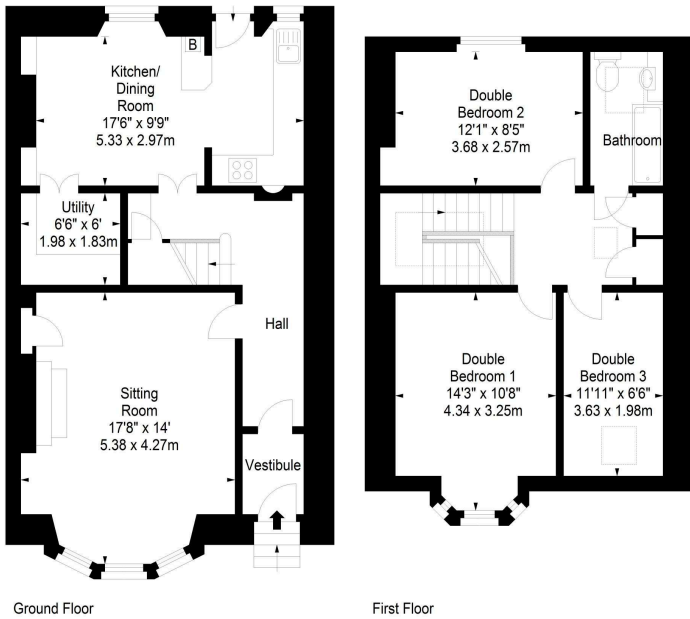
- Sitting room with a bay window
- Dining kitchen with utility
- 3 double bedrooms
- Bathroom
- Attractive period features
- Private rear garden
- Well presented family accommodation
- Excellent local schooling
- Zoned permit parking
- Gas central heating and double glazing

**Superb 3 bedroom mid-terraced house with private rear garden**

### Description

38 Braid Crescent is a superb, well presented 3 bedroom mid-terraced house conveniently situated in the highly desirable residential area of Morningside, within walking distance of a wide variety of excellent local amenities and the delightful Meadows, Bruntsfield Links and the City Centre. The property, which is in good decorative order throughout, offers well proportioned family accommodation with the benefit of many attractive period features and a private rear garden.

Approx. Gross Internal Area  
1120 Sq Ft - 104.05 Sq M  
For identification only. Not to scale.  
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## Location

Morningside is one of Edinburgh's most sought after residential districts lying approximately 2 miles to the south of the city centre. It offers an excellent array of amenities including fashionable bars, popular restaurants, banks and convenience and speciality shops. For larger shopping requirements, there is a Waitrose Supermarket and Marks & Spencer Food Hall. Morningside is also conveniently situated for both Edinburgh and Napier University, the Royal Infirmary and Sick Childrens Hospitals. Recreational spaces in the area include the Meadows, Bruntsfield Links and the open spaces of Blackford Hill and Hermitage of Braid. Edinburgh city centre is easily reached on foot and there is an excellent range of bus services on Morningside Road. Good schooling is available in both the public and private sectors.

## Fixtures and Fittings

All fitted carpets, fitted floor coverings, curtains, blinds, light fittings, the hob, oven, extractor hood, fridge/freezer, dishwasher, washing machine and tumble dryer are included in the sale price. Some of the furniture may be available by separate negotiation.

## EPC Rating E

## Home Report

The Home Report is available to download from our website [www.simpsonmarwick.com](http://www.simpsonmarwick.com). The condition of the property and any material matter is disclosed in the Home Report.

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.