



24C Braid Crescent,
Edinburgh, EH10 6AU



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24C Braid Crescent is a beautifully presented top floor flat located in the sought after Morningside district to the South of Edinburgh's city centre. Offering bright and spacious rooms, the flat would make a fantastic first time home for the city dweller.

With electric heating and double glazed windows, the accommodation starts on the first floor where a staircase leads to the upper landing with large cupboard and feature skylight window. The good sized lounge has a window to the front and there is ample space for both living and dining furniture. There is a large kitchen which is fitted with a range of base and wall units with window to front and the oven, hob, hood shall remain. A double bedroom has a rear facing window and fitted wardrobe whilst the large bathroom is fitted with a three piece white suite with separate shower, window and storage cupboard.

Early viewing of this lovely home is essential.

Area Description

Morningside is an extremely desirable residential location situated just South of the city centre. The area boasts first rate local artisan bistros, restaurants, bars, cafes, and specialist shops, together with a Waitrose supermarket, Sainsbury's Local and M&S Food store. There are quick and frequent transport links on your doorstep including the city bypass moments away. The area benefits from first rate schools both public and private giving Morningside an envious reputation amongst families. There are vast sprawling open green spaces conveniently close for pleasant strolls with a cinema, theatre and Hillend dry ski slope within easy reach.





Accommodation

Lounge:	4.2m x 3.38m	(13'9" x 11'1")
Kitchen:	4.17m x 3.33m	(13'8" x 10'11")
Bedroom:	3.9m x 3.2m	(12'10" x 10'6")
Bathroom:	3.23m x 2.95m	(10'7" x 9'8")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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