



1 Stanedykehead
BRAIDS | EDINBURGH | EH16 6YE


warners
solicitors & estate agents



1 Stanedykehead

BRAIDS | EDINBURGH | EH16 6YE

A charming and spacious three-bedroom terraced cottage situated on a private road in the sought-after Braids area of Edinburgh, enjoying panoramic views towards Arthur's Seat and across the Braids Hills.

The property comprises an entrance hallway, bright and spacious lounge, and a large kitchen/diner with ample worktop space and floor and wall-mounted units. There is also a utility room and downstairs WC. Upstairs are three generous bedrooms, a useful box room ideal as a study, and a main bathroom with three-piece suite and shower over the bath.

A further separate room next door, previously used as a salon, offers excellent flexibility and could be utilised as a home office, workshop, studio or hobby room, subject to any necessary consents.

Combining generous accommodation, versatile additional space, a peaceful private setting and exceptional views, this is a unique opportunity in one of Edinburgh's most desirable areas.

- Three bedroom terraced cottage
- Situated on a private road
- Panoramic views towards Arthur's Seat and Braids Hills
- Potential home office, workshop or studio
- Gas central heating
- Double glazing

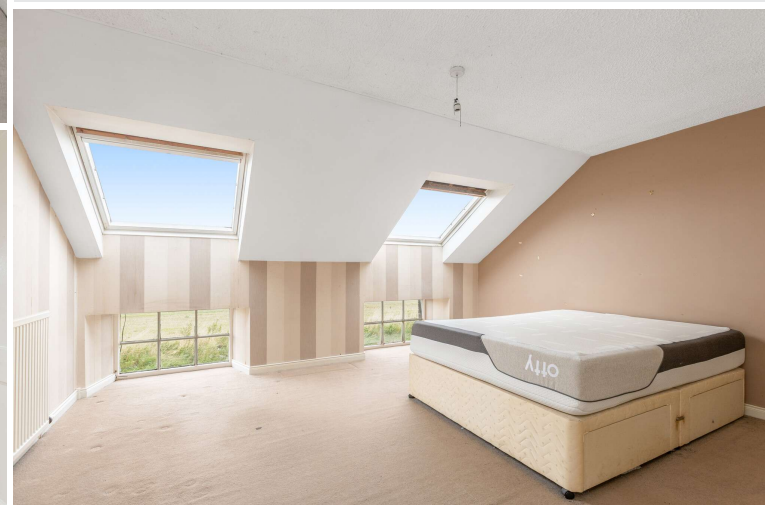
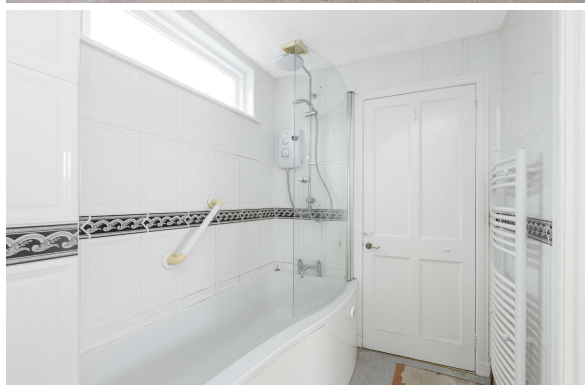
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

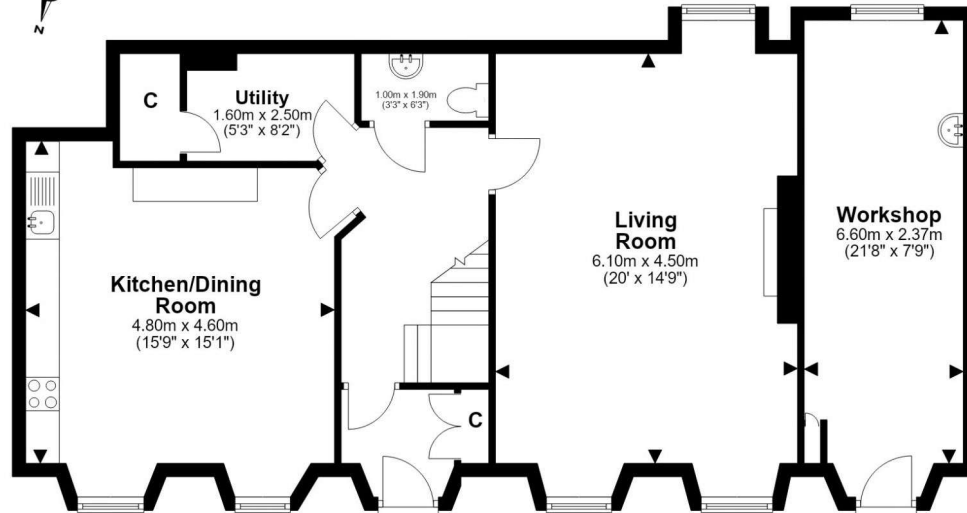
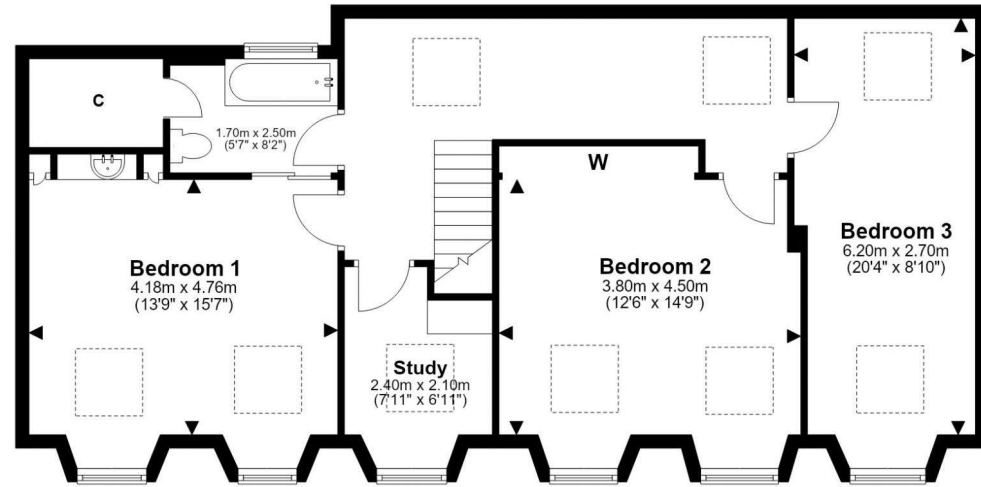


Council tax band F, EPC rating C

Extras: All remaining items of furniture to be included in the sale.

The Braids are situated to the south of the City Centre close to the highly regarded Morningside area. There is an excellent choice of amenities on offer including a Waitrose supermarket, Marks & Spencer Foodstore and specialist shops. Leisurewise the choice is exceptional and includes a number of bars, restaurants, theatres and cinemas. Pleasant walks are available within the Blackford and Braid Hills and the Hermitage of Braid. There is also a choice of golf courses in the vicinity. Schooling is represented from nursery to senior level, both in the public and private sectors, with Napier University on hand for the more mature student.





Ground Floor

This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.