



31 Daiches Braes,
Edinburgh, EH15 2RD



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31 Daiches Brae is a most impressive, beautifully presented terraced townhouse located on a quiet no through road in the popular Brunstane area of Edinburgh. With gas central heating and double glazed windows the property would make an ideal family home offering bright, spacious and adaptable accommodation.

There is an entrance porch with external storage cupboard and a door leads to the entrance hallway where access is given to the large full length lounge with window and French doors to the front and walk-in cupboard. On the first floor level is a spacious bedroom with two windows to the front, a useful cloakroom/WC and a contemporary kitchen, fitted with white wooden base and wall units with oven, hob, dishwasher, fridge/freezer and washing machine to remain. A door from the kitchen leads out to the garden. On the top floor level are two further double bedrooms, both with double wardrobes and a beautifully appointed family bathroom with shower over the bath.

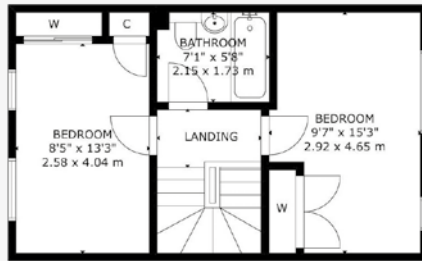
Externally, to the front there is a driveway providing off street parking and to the rear is a fully enclosed garden with areas of paving and decking.

Early viewing of this lovely home is essential to fully appreciate the accommodation offered.

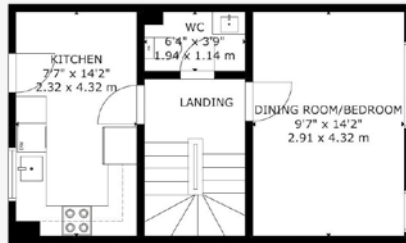
Area Description

The property is located in a quiet no through road and is ideally situated for commuting into and out of Edinburgh with the A1 and city bypass close by alongside Brunstane railway station which is a short walk from the house. Excellent local shopping facilities are available in Portobello or Musselburgh with a 24 hour Asda and Fort Kinnaird Retail Park close by. There are many primary and secondary schools nearby as well as the Jewel and Esk Valley College. Regular bus services operate to and from the City Centre and to most surrounding areas.

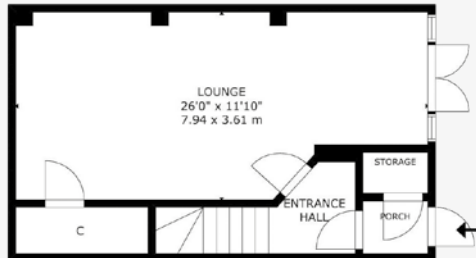




Second floor



First floor



Ground floor

Accommodation

Lounge:	7.92m x 3.6m	(26' x 11'10")
Kitchen:	4.32m x 2.3m	(14'2" x 7'7")
Bedroom 1:	4.65m x 2.92m	(15'3" x 9'7")
Bedroom 2:	4.04m x 2.57m	(13'3" x 8'5")
Bedroom 3:	4.32m x 2.92m	(14'2" x 9'7")
Bathroom:	2.16m x 1.73m	(7'1" x 5'8")
WC:	1.93m x 1.14m	(6'4" x 3'9")

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

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. **Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

Fixtures & fittings. All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.



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