



GILSON GRAY

LAW • PROPERTY • FINANCE

36 PENTLAND TERRACE

Morningside, Edinburgh, EH10 6HD



Enjoying attractive classical interiors, private parking, and a sunny, west-facing garden with a summer house, this bright and spacious upper villa offers a delightful family home with a highly sought-after suburban address, served by excellent travel connections in and out of the city. The well-presented interiors include a social dining kitchen, a south-facing living room with a log burner, three bedrooms, and a bathroom. The second-floor level features eaves storage and two sky-lit attic rooms (currently utilised as a bedroom and a bathroom) that represent exciting development potential. The attic comes with planning permission, but no completion certificate.

Extras: Included in the sale are all fitted floor and window coverings and light fittings.



FEATURES

- Sought-after location with leafy views
- Tasteful contemporary interiors
- Generously proportioned upper villa
- Ground-floor entrance and first-floor hall with storage
- Shaker-inspired kitchen with a bright dining area
- Elegant living room with a homely stove
- Two double bedrooms and one single bedroom
- Bright bathroom with a shower-over-bath
- Two attic rooms with development potential
- Sunny, west-facing enclosed garden
- Multi-purpose summer house (with power) and a shed
- Private front driveway
- Gas central heating and double glazing







"THE PROPERTY OFFERS AN ENVIABLE SETTING, OVERLOOKING LEAFY BRAIDBURN VALLEY PARK TO THE FRONT AND BRAID HILLS TO THE REAR."





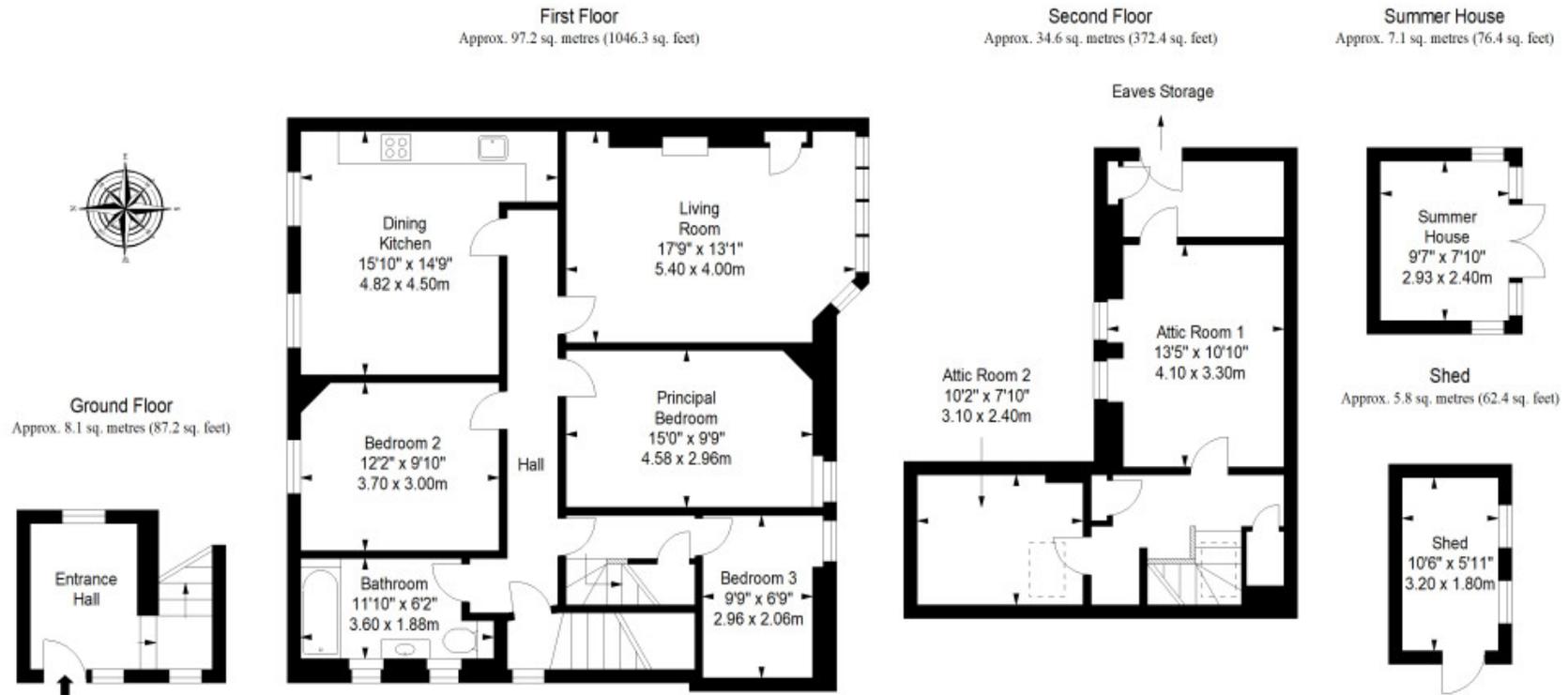
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366



Total area: approx. 152.8 sq. metres (1644.7 sq. feet)



GILSONGRAY.CO.UK

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BORDERS

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