



93/8 Orchard Brae Avenue,
Edinburgh, EH4 2UT



2 1 1 70 C

93/8 Orchard Brae Avenue, Edinburgh, EH4 2UT

Set in a quiet residential cul-de-sac, a short walk from the city centre is this spacious top (3rd) floor flat forming part of an established modern factored development. Although the property requires a degree of modernisation, it has gas central heating, double glazing, floored attic and benefits from a single garage.

The accommodation includes an entrance hallway with boxroom/study which is suitable for variety of uses and two further storage cupboards. The large lounge has bay window to the rear towards Stewart's Melville College. The kitchen has window to the rear and is fitted with range of base and wall units with the hob, double oven, dishwasher and fridge/freezer to remain. There are two well proportioned double bedrooms, both with windows to the front, fitted wardrobes and views to the front. Completing the accommodation is the bathroom fitted with a three piece white suite with shower over the bath.

Externally there are well-maintained shared garden grounds with residents parking. The property also benefits from a single garage.

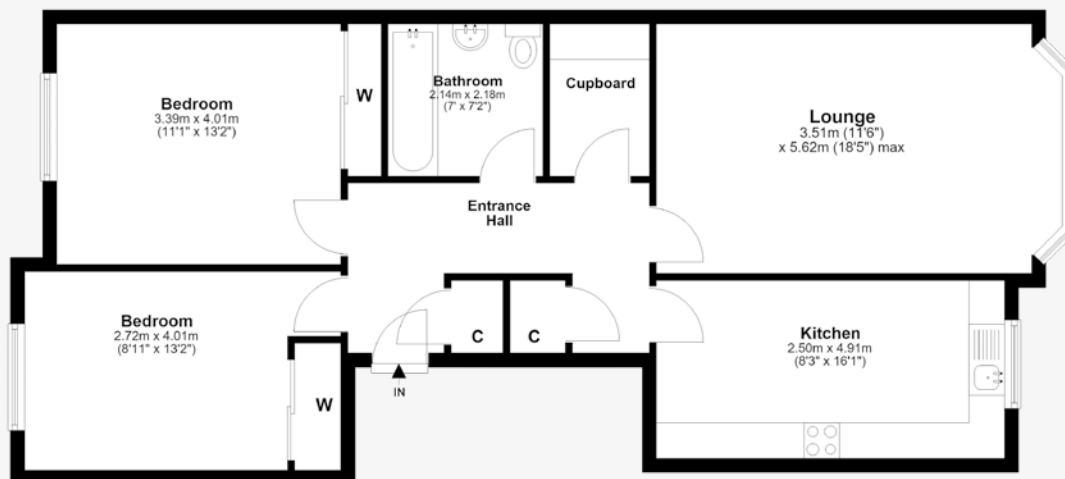
Early viewing is essential to fully appreciate the accommodation on offer in this fantastic location.

There is a factoring arrangement in place for the upkeep of common areas including the maintenance of any common buildings, outdoor areas, stair cleaning and buildings insurance. The current factor is Redpath Bruce with a monthly payment of approximately £80.

Area Description

Orchard Brae is handily located within easy walking distance to city centre. There is a Waitrose supermarket located moments away at Comely Bank in addition to a large Sainsbury's and Marks & Spencer supermarket at Craigleith Retail Park. There are an excellent range of day to day shops, cafes, bars and artisan restaurants in Stockbridge giving the area an enviable reputation. Orchard Brae provides first rate education at both primary and secondary level, whilst many private schools are on your doorstep. The open green spaces of Inverleith Park, the Royal Botanical Gardens and the Water of Leith Walkway are within easy reach offering peaceful strolls and afternoons out. The property also offers easy access west by car to Edinburgh Airport and the Edinburgh City By-Pass which gives access to the central Scotland motorway network.





Accommodation

Lounge:	3.5m x 5.61m	(11'6" x 18'5")
Kitchen:	2.51m x 4.9m	(8'3" x 16'1")
Bedroom 1:	3.38m x 4.01m	(11'1" x 13'2")
Bedroom 2:	2.72m x 4.01m	(8'11" x 13'2")
Bathroom:	2.13m x 2.18m	(7' x 7'2")

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.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ

edi@acandco.com
acandco.com
0131 222 9000

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.



Aberdein Considine