

6 (flat 12) Orchard Brae Avenue, Orchard, Edinburgh, EH4 2HP



Description

Forming part of a sought after residential area within walking distance of all the amenities in the West End, Stockbridge and City Centre, the property is an appealing two-bedroom third floor flat offering well-proportioned living accommodation ideal for an individual or professional couple. The home provides buyers with an appealing blank canvas, enjoying bright and spacious accommodation and boasts a private balcony with superb elevated views.

Features

- Enjoying stunning views and spectacular evening sunsets
- Large living/dining room with balcony
- Fitted kitchen
- Two double bedrooms, one with fitted wardrobes
- 3 piece white suite bathroom with shower
- Electric heating
- Double glazing
- Well-kept communal grounds around the development and private parking is available for residents
- Lift

Factor

The development is managed by Trinity Factors with an annual fee varying between £600 and £1,000 according the vendor. This includes maintenance of communal areas and block buildings insurance.

Extras

The curtains, oven, hob, extractor fan, fridge/freezer and washing machine are included. Additional items may be available by separate negotiations.



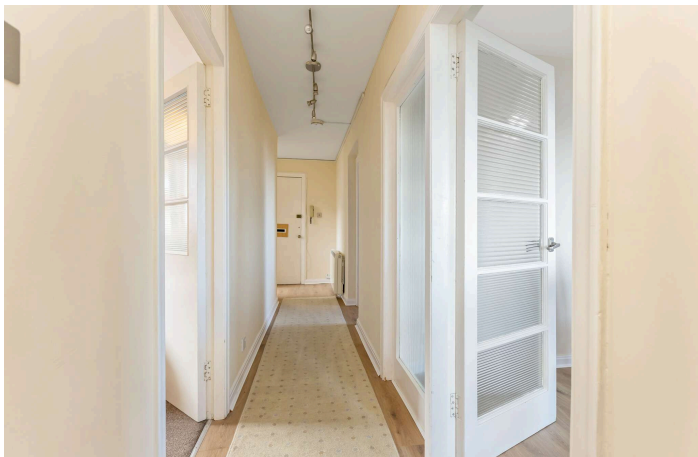
Location

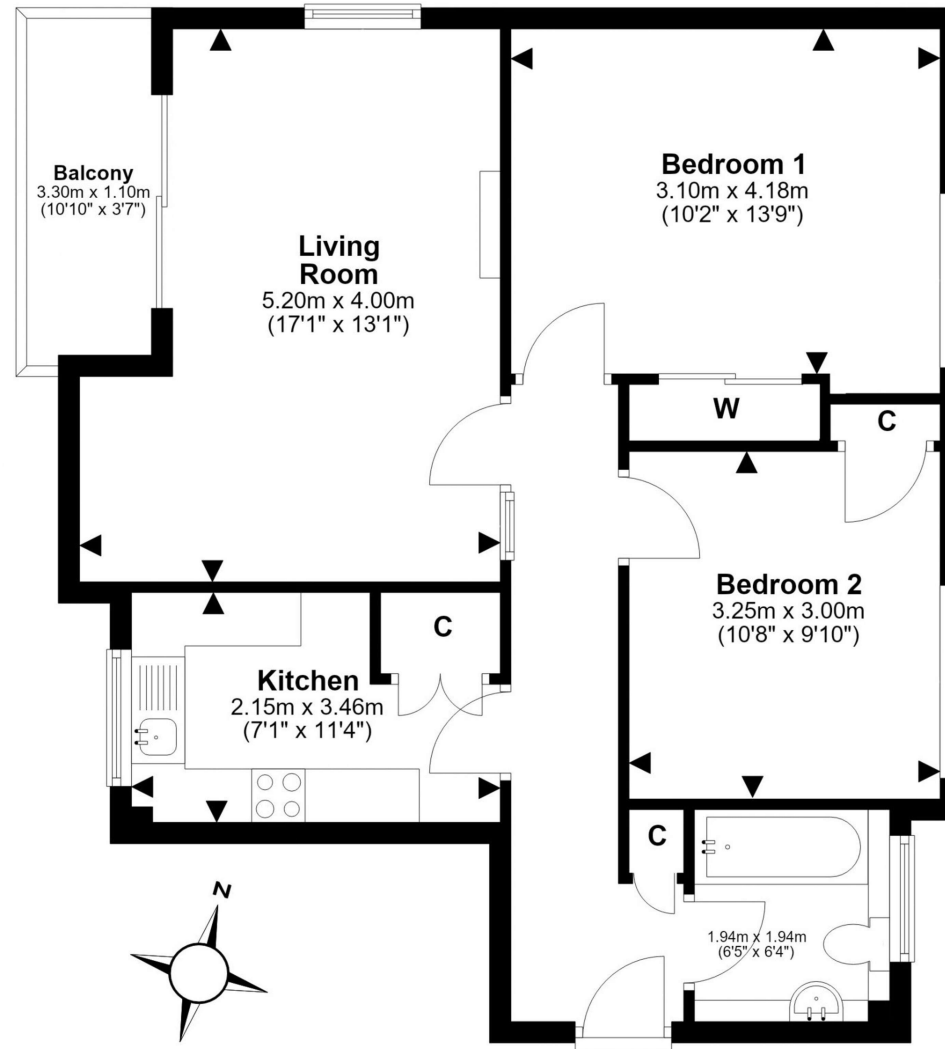
Orchard Brae is a fabulous city location within walking distance of the historic New Town, Edinburgh's city centre and vibrant Stockbridge. Due to its position, there are excellent leisure and retail amenities at hand, including Waitrose at Comely Bank; Sainsburys and other well-known retailers at Craighleith Retail Park; and an array of fashionable bars, restaurants and shops in Stockbridge including highly popular The Scran and Scallie and The Raeburn. The beautiful open spaces of The Royal Botanic Gardens and Inverleith Park are less than 25 minutes' walk away, as is the Water of Leith. Westwood's Health Club is under 5 minutes' drive and Ravelston Golf Club is also in close proximity. Excellent schooling is available in both the private and state sectors. Whilst Princes Street and the West End is within walking distance, regular bus services from Orchard Brae Avenue can take you there in just over 10 minutes. Haymarket Railway Station and the Tram link for the Airport are walkable in a little over 20 minutes.

Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

EPC Rating: D





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.



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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

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