



39 Orchard Brae Gardens  
Orchard Brae, Edinburgh, EH4 2HQ

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- Entrance hall with staircase leading to upper level.
- Hallway with useful storage cupboard and hatch to attic via Ramsay ladder.
- Large attic space providing excellent additional storage.
- South facing living room with feature fireplace, shelved storage cupboard and space for dining table & chairs.
- Modern fitted dual aspect kitchen with appliances & handy storage cupboard.
- Good sized master bedroom with large built-in fitted wardrobes.
- Second double bedroom with built-in fitted wardrobe.
- Bathroom with three-piece suite and shower over bath.
- Immaculate private garden to the side which is mostly laid to lawn with borders and mature shrubs.
- Private single garage with up and over door.
- Permit & metered parking.
- Gas central heating.
- Double glazing.



### GENERAL DESCRIPTION

This bright and spacious upper villa with private garden to the side and separate private garage is quietly positioned within the highly regarded Orchard Brae district of Edinburgh, within walking distance of Stockbridge and Edinburgh's West End. Whilst now requiring some modernisation, the flat offers excellent potential to create a wonderful home with scope to extend into the attic space (subject to the usual planning consents). The property boasts a pleasant open outlook and will appeal to a variety of buyers including first time buyers, small family or as an investment opportunity.

**COUNCIL TAX BAND:** D.  
**TRAIN STATION:** APPROXIMATELY 1.5 MILES TO HAYMARKET STATION.  
**AIRPORT:** APPROXIMATELY 7.1 MILES TO EDINBURGH AIRPORT.  
**BUSES:** WITHIN WALKING DISTANCE.

### LOCATION

This property offers a convenient central position in Orchard Brae and within walking distance of Edinburgh's City Centre. A variety of specialist shops can be found at nearby Stockbridge, a Waitrose store at Comely Bank and numerous High Street names at Craighleith Retail Park. Schools in both the public and private sectors are available from nursery to secondary levels. A variety of leisure pursuits are catered for locally including the Water of Leith Walkway, golf and health clubs. An excellent bus service to the City Centre and main roads leading to Edinburgh City Bypass, Forth Road Bridge, the A1, M8, M9 and Edinburgh International Airport make this an ideal location for commuters.

**EXTRAS: ALL FITTED FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES, KITCHEN APPLIANCES TO INCLUDE COOKER, OVEN, COOK-ER-HOOD, FRIDGE AND FREESTANDING AUTOMATIC WASHING MACHINE. THE GARDEN SHED WILL ALSO BE INCLUDED IN THE SALE PRICE. PLEASE NOTE THERE WILL BE NO WARRANTIES GIVEN FOR ANY OF THE WHITE GOODS.**



# Orchard Brae Gardens, EH4 2HQ



Approx. Gross Internal Area

755 Sq Ft - 70.14 Sq M

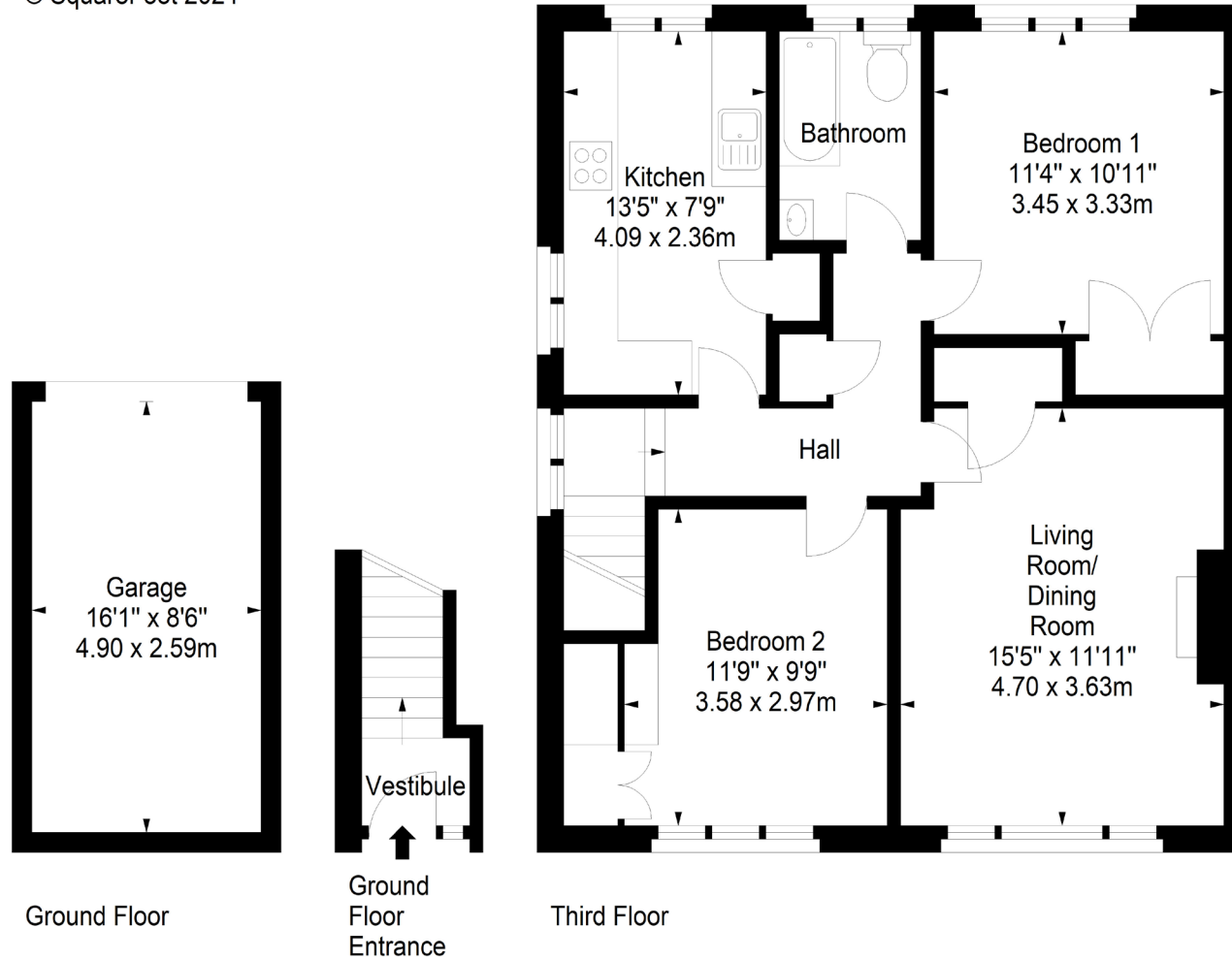
Garage

Approx. Gross Internal Area

136 Sq Ft - 12.63 Sq M

For identification only. Not to scale.

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ENERGY PERFORMANCE  
CERTIFICATE RATING C

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)

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