



**76/6 Orchard Brae Avenue,
Craigleith, EH4 2GA**

Deans 
Solicitors & Estate Agents LLP



SECOND FLOOR FLAT

- Living Room/Dining Room
- Kitchen
- Two Double Bedrooms (One En-Suite)
- Bathroom
- Shared Grounds
- Allocated Parking Space in Secure Carpark
- Double Glazing & GCH
- EPC Rating – B



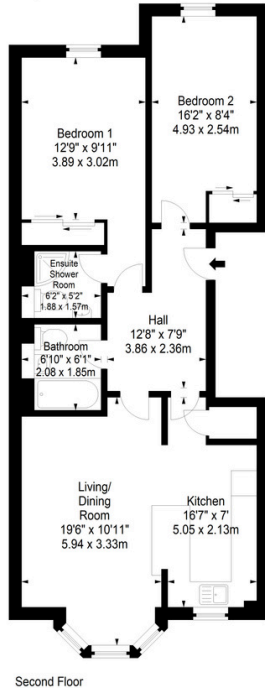
This recently renovated second floor flat forms part of a highly sought-after development in Orchard Brae, close to convenient public transport links and a range of high street retailers and supermarkets at nearby Craigmile Retail Park. The accommodation comprises; generous bay-windowed living room/dining room lying open plan to stylish kitchen, two well-proportioned double bedrooms with built-in wardrobes, one ensuite shower room and bathroom. The property sits in neatly maintained shared grounds and benefits from an allocated parking space in a secure carpark. The property is fully double glazed and has gas central heating with a newly installed boiler. Included in the sale are the fitted carpets and floor coverings, oven, hob, hood and lightshades. All appliances are sold as seen with no warranty provided. There is a factoring fee payable to Myreside Management of approximately £210 per quarter.



Orchard Brae Avenue,
Edinburgh, EH4 2GA



Approx. Gross Internal Area
787 Sq Ft - 73.11 Sq M
For identification only. Not to scale.
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Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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