



SIMPSON & MARWICK

80B Orchard Road

Craigeleith, EH4 2HD

simpsonmarwick.com

0131 581 5700



4 bedroom modern detached villa in prime residential location with garage, garden & driveway

- Bespoke, architecturally designed modern villa
- 4 double bedrooms
- Charming private garden to front and rear
- Detached garage
- Off Street parking
- Gas fired central heating & double glazing
- Excellent amenities, shopping facilities
- Easy access to city centre, airport and main arterial routes
- Good local transport links
- Excellent choice of schools

Description

Located in the central and popular residential area of Craighleith, 80B Orchard Road comprises a detached 4 bedroomed modern family home built in 1993 with sitting room, a well-appointed kitchen dining room, a separate utility room, a family room or 4th bedroom, a principal bedroom with en suite shower room, two further double bedrooms and a family bathroom. There is a driveway providing off street parking, a detached single garage and a mature private garden to the front and rear of the property.



Location

Craigleith is situated north west of the city centre with excellent local amenities and only a short drive from Edinburgh's West End and Stockbridge. Craigleith Retail Park is within close proximity offering a number retail shops. The green open spaces Inverleith Park and the Royal Botanic Gardens are also nearby and pleasant walks can be taken on Corstorphine Hill. The area is also well located for anyone working at the Western General Hospital or Police Scotland at Fettes. The area has excellent bus routes into the city centre. Haymarket rail station, the city bypass and M8 are easily accessible, giving access to the Edinburgh International Airport, the Queensferry Crossing and central motorway network.

Fixtures and Fittings

The fitted carpets, integrated kitchen appliances, blinds and light fittings are included in the sale.

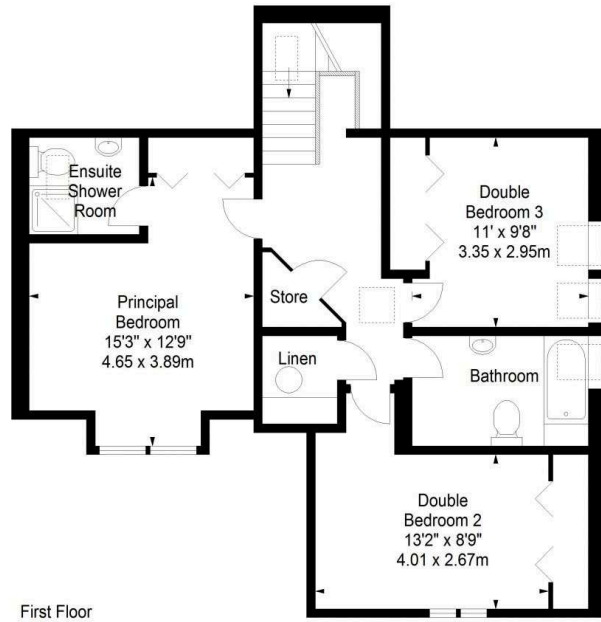
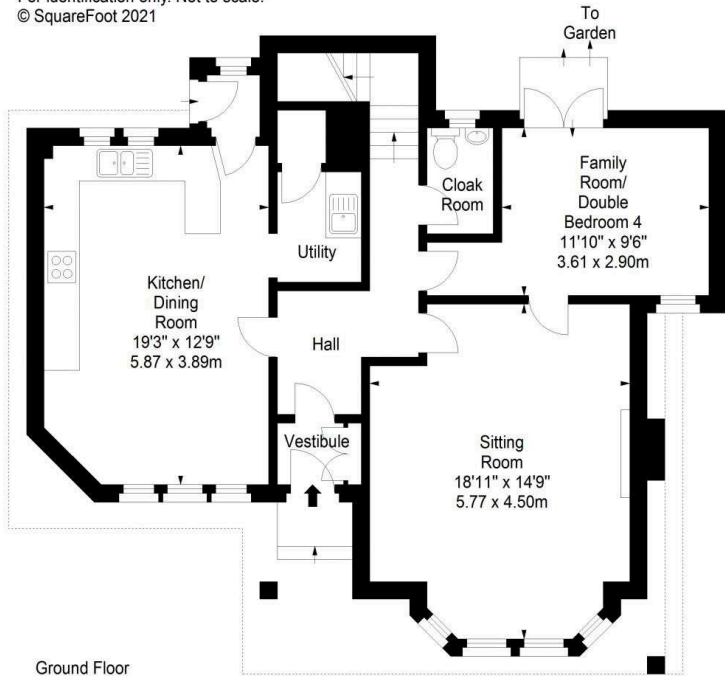
EPC Rating D

Home Report

The Home Report is available to download from our website www.simpsonmarwick.com. The condition of the property and any material matter is disclosed in the Home Report.

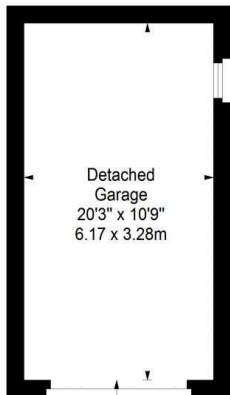


Approx. Gross Internal Area
1592 Sq Ft - 147.90 Sq M
Garage
Approx. Gross Internal Area
218 Sq Ft - 20.25 Sq M
For identification only. Not to scale.
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First Floor

Ground Floor



Detached
Garage
20'3" x 10'9"
6.17 x 3.28m

