

8 (flat 17) Orchard Brae Avenue, Orchard Brae, Edinburgh, EH4 2HP



8 (flat 17) Orchard Brae Avenue | Edinburgh | EH4 2HP

Description

Benefitting from a private glazed veranda and lift access, this bright and spacious top floor two-bedroom flat is situated within a prime residential location and boasts stunning open views. In an established yet quiet development this property represents an ideal home for an individual, couple or small family. The location is fantastic, in walking distance to not only the city centre but also to fashionable Comely Bank and Stockbridge, and all their superb leisure and retail amenities.

Features

- Large living/dining room which connects to the west facing terraced veranda enjoying stunning views and spectacular evening sunsets
- Fitted kitchen
- Two double bedrooms, one with fitted wardrobes
- Shower room featuring WC with hot/cold water spray
- Electric heating
- Mixture of double and triple glazing
- Well-kept communal grounds around the development and private parking is available for residents
- Dedicated antenna with GT Media satellite receiver, offering free view of numerous European channels

Factor

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

Extras

The blinds, curtains, oven, hob, cooker hood, Bosch dishwasher, washing machine, and fridge/freezer are included.

EPC Rating: F



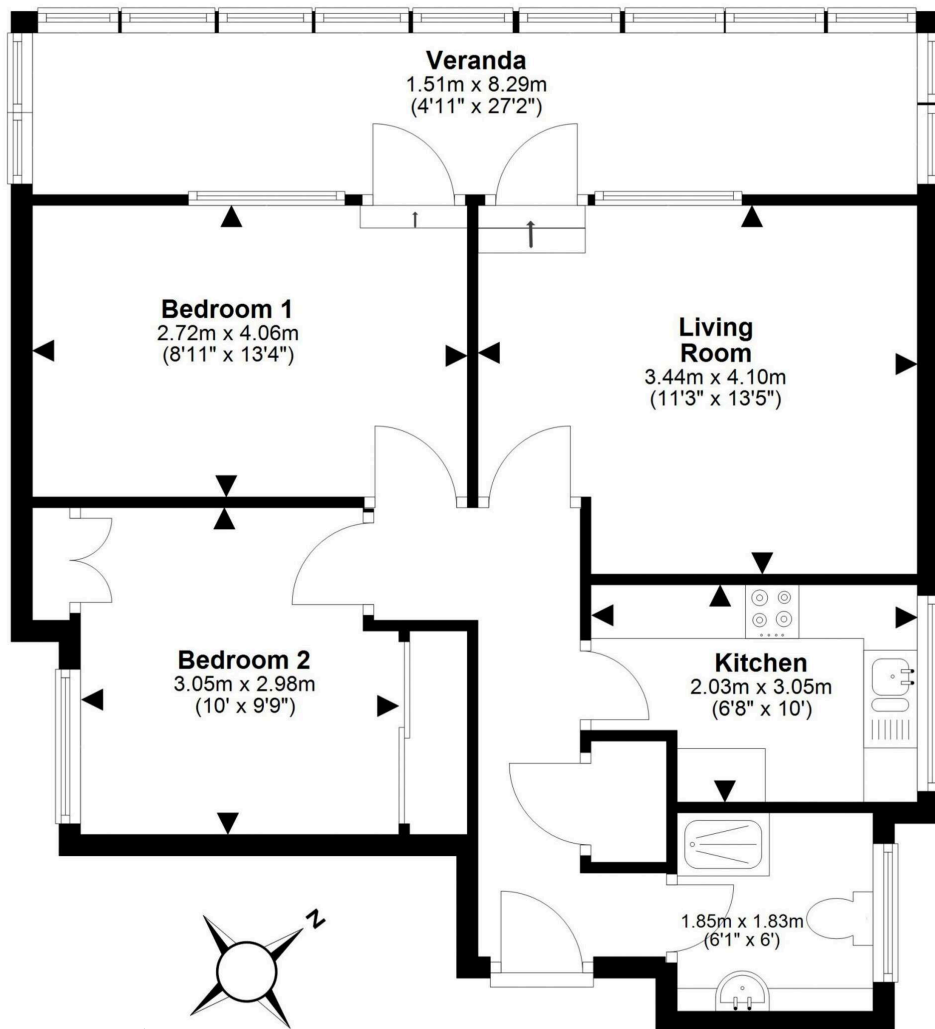
Location

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.

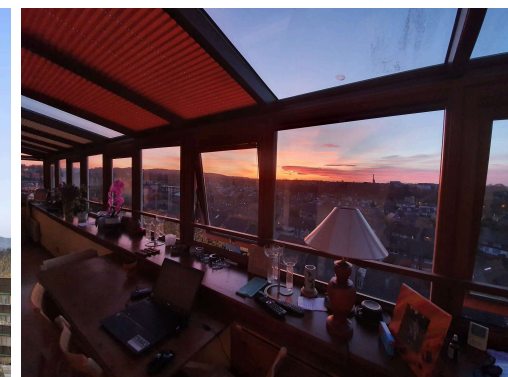
Price and Viewing

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





For the total internal floor area, please refer to the Home Report. This plan is for information purposes only and should be used as such by a prospective buyer.



1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

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.

ēspc