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Orchard Brae  
Gardens, West End,  
Edinburgh,  
EH4 2HQ

FOR SALE



## Property Summary.

**A SPACIOUS AND PARTICULARLY BRIGHT LOWER VILLA MODERNISED AND EXTENDED TO CREATE A VERSATILE HOME OF CHARACTER WITH DIRECT ACCESS TO REAR SUN TRAP PRIVATE GARDEN.**

The subjects comprise a modern lower villa which has been extended in the past to create a spacious and versatile home. Internally, offering well proportioned accommodation which has been freshly decorated throughout, the property is enhanced by panelled natural wood contemporary doors. A gas fired combination central heating boiler serves panelled radiators throughout and an instant domestic hot water supply, complemented by double glazing, ensuring comfort and economy.



This property has a large off street car parking space immediately to the front, with private garden area which extends down the side. A further car parking space to the front could be created if desired.

To the rear, is a newly landscaped enclosed rear garden which is paved to give ease of maintenance and can be accessed directly via the Livingroom patio doors. This sun-trap garden is private and quiet enhanced by atmospheric decorative lighting.





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## Features.

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-  Entrance Hall
-  Living room with patio doors
-  Kitchen/Breakfast room
-  Luxury bathroom with shower
-  Three double bedrooms
-  Gas fired central heating
-  Double glazing
-  Security alarm
-  Private off street parking
-  Secure landscaped rear garden

## Extras.

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All fitted carpets, light fittings, the hob, oven, extractor hood, fridge/freezer and automatic washing machine. These will be sold as seen with no warranties or guarantees with the exception of the hob and oven which are new.



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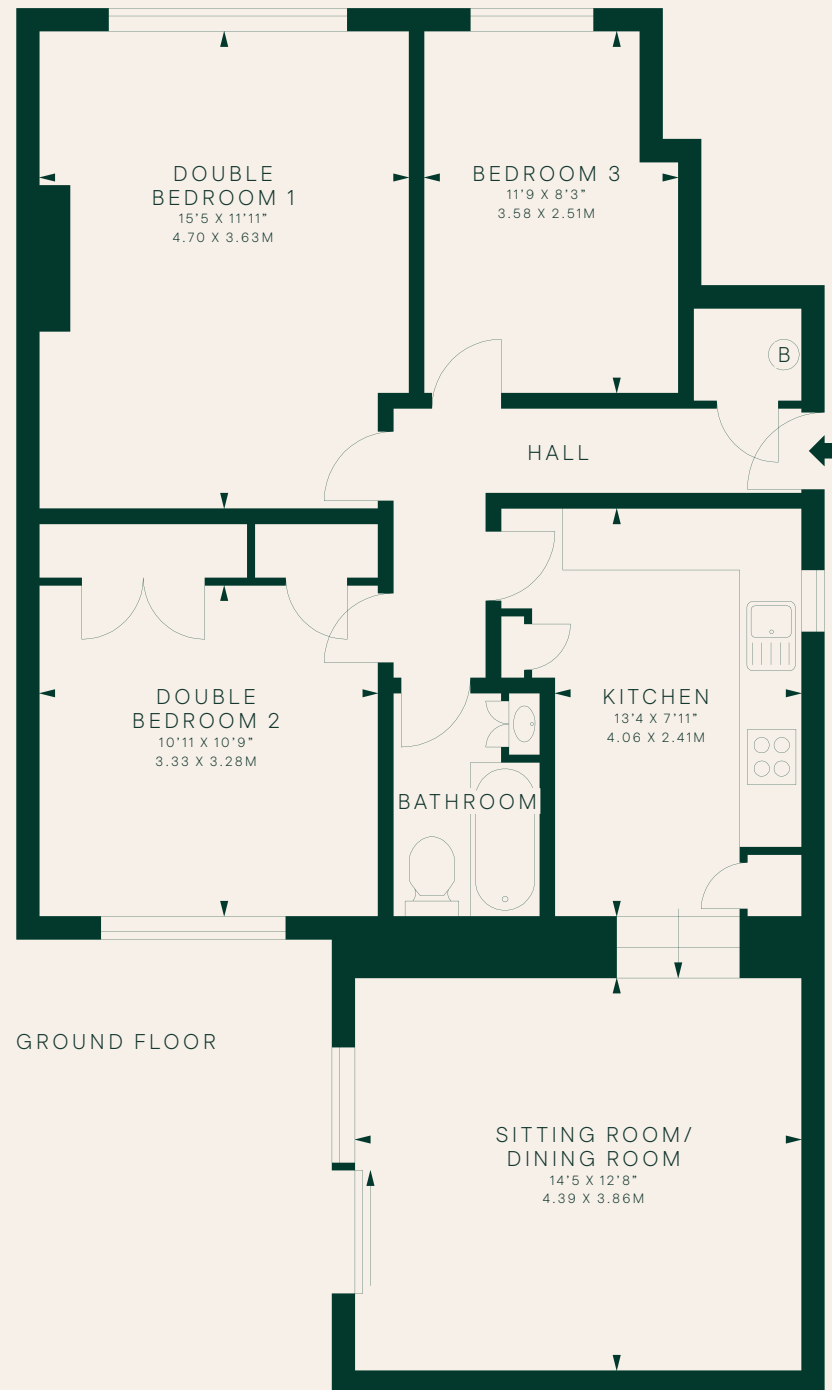
## Floor Plans.

For Illustrative purposes | Not to scale

Approximate Gross internal Area: 884 ft<sup>2</sup> / 82.12 m<sup>2</sup>

COUNCIL TAX | D

ENTRY | Negotiable



## Location.

The area is a vibrant and established one, with first class amenities all on hand. Stockbridge and Comely Bank are within short walking distance where there are Waitrose, M & S, Sainsbury and Co-op stores including a superb eclectic mix of coffee shops, charity shops and boutique outlets. The West End is also within walking distance, with easy access to Edinburgh Airport and the main motorway networks. Craigleith Retail Park is also on hand with M & S, Sainsbury and T K Max stores.

Highly regarded schooling which ranges from nursery through to secondary are all within the vicinity including the private schools of Stewart Melville, The Mary Erskine, Fettes and The Edinburgh Academy.

## Contact.

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No appliances have been tested by us, therefore no warranty or guarantee will be given as to their working condition or suitability for use. Where there are fireplaces, gas, electric or open working fires, these have not been tested and no guarantees will be given for their suitability of use.

We/our client are under no obligation to accept the highest or any offer.

