



boyd property

84, Flat 6, Orchard Brae Avenue

EDINBURGH | EH4 2GB

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Description

Boyd Property are delighted to present to the market this generously proportioned three-bedroom second floor flat in the prime residential location of Orchard Brae. Quietly situated in an established development surrounded by manicured communal grounds with residents' parking, adding to its appeal as does its position minutes from Comely Bank and Stockbridge with their exceptional leisure, retail, and dining amenities. Boasting superb views of Edinburgh's iconic architectural landscape, the property provides tastefully presented and light filled living space ideal for a couple or family. The accommodation comprises of a large welcoming reception hallway with extensive storage facilities, an extremely spacious lounge, a well-equipped kitchen/dining room, master bedroom that comes complete with twin built-in wardrobes and en-suite shower room, two further good-sized double bedrooms, both with fitted wardrobes and a principal bathroom with walk-in shower cubicle with glass screen and mains operated shower. The property further benefits from gas central heating and double glazing, a secure entry system, an allocated covered secure garage parking and access to a children's play park. Viewing is highly recommended to see what this fantastic property has to offer.

Factoring

A factoring fee of approximately £100 is currently paid monthly to Myreside Management Limited and this includes building insurance, electricity for communal areas, maintenance and upkeep of the communal garden grounds and garage.

Location

Orchard Brae is a prime city location minutes from Comely Bank and fashionable Stockbridge which benefits from exceptional retail, leisure, and dining choices. The beautiful open spaces of The Royal Botanic Garden and Inverleith Park are under a twenty-minute walk, perfect for peaceful strolls, as well as enjoying wonderful Edinburgh views. In addition, both the Dean Gallery and The Gallery of Modern Art are less than 5 minutes stroll away. Fine dining and chic bars are all available in Stockbridge including The Raeburn with an outdoor terrace. Shopping includes renowned retailers such as George Bower Butchers, Armstrong's of Stockbridge Fishmonger, Herbie's of Edinburgh Deli, and Ian Mellis Cheesemonger. In addition, there are convenience stores, a Sainsbury's Local, and Co-op Food. Waitrose at Comely Bank is just over a five-minute walk from the property and there is also a Mimi's Bakehouse, and Boots Pharmacy whilst the property is also very close to the Retail Park at Craighleith, which includes Sainsburys & Marks & Spencer. The property lies in the catchment for Flora Stevenson Primary School and Broughton High School, with private options such as Fettes College, The Mary Erskine School, and Stewart's Melville College all nearby. Regular bus services from Comely Bank take you into Edinburgh City Centre in just over ten-minutes. It is an ideal location for access to Edinburgh International Airport and The Queensferry Crossing.

Extras

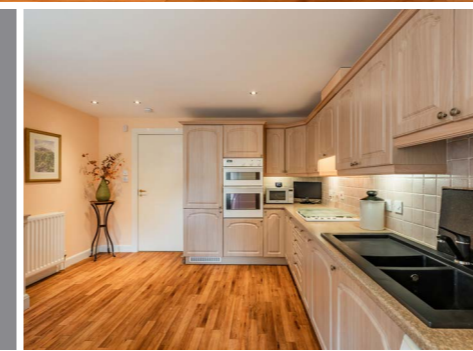
All fitted carpets, floor coverings and integrated kitchen appliances. Other items of furniture may be available by separate negotiation.



Features

- Tenure - Freehold
- Entrance hallway
- Lounge
- Kitchen/Dining room
- 3 Bedrooms
- 2 Bathrooms
- Double glazing
- Gas central heating
- Good storage facilities
- Entry phone security system
- Communal garden grounds
- Children's play park
- Allocated covered secure garage parking

“ A generously proportioned three-bedroom second floor flat in the prime residential location of Orchard Brae. Quietly situated in an established development surrounded by manicured communal grounds. ”

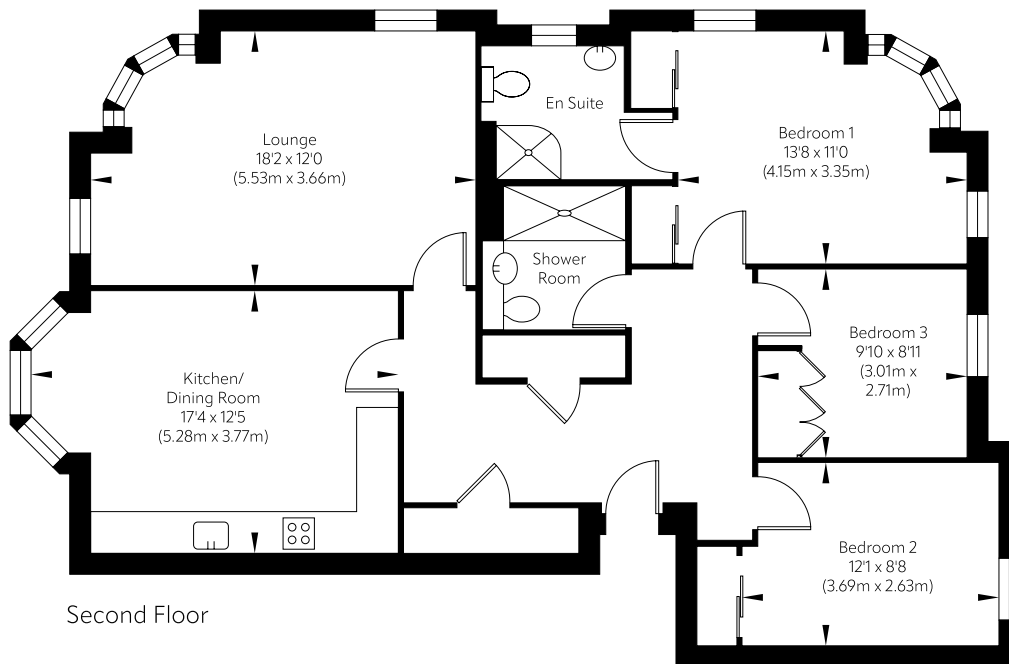


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Approx. Gross Internal Floor Area 97.89 Sq M / 1054 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
 All measurements are approximate. Not to scale. For identification only.
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Boyd Solicitors 21-22 Queensferry Street | Edinburgh | EH2 4RD

T: 0131 226 7464 F: 0131 226 7242

E: sales@boyd-property.com W: www.boysolicitors.com

| Townsend Place | Kirkcaldy | KY1 1HB

T: 01592 858 466



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