










Fixed Price

**£310,000**

## 96/6 Orchard Brae Avenue

Orchard Brae | Edinburgh | EH4 2GB

A fantastic opportunity has arisen to purchase this light and spacious second floor flat, set within an established modern development with attractive landscaped gardens and secure resident's parking, quietly positioned within a cul-de-sac setting in the ever popular Orchard Brae district, within easy reach of Edinburgh's City Centre.

-  2 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Residents Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band - F



## Description

In brief the accommodation comprises; secure entry system, welcoming hallway with useful storage facilities, light and airy corner reception room with lovely open views towards Fettes College, fitted kitchen with integrated appliances, main bedroom with mirrored fitted wardrobes and en-suite shower, good sized second double bedroom, and bathroom with three-piece suite and electric shower over bath. Further benefits include gas central heating (new boiler installed July 2024) and double glazed.



## Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen.

## Gardens & Parking

The property is set within attractive manicured communal gardens with a 3 level secure car park providing valuable off-street resident's parking.

## Factors

Myreside Management are the Factoring Agents for the development to which a quarterly fee of approx. £180 is payable for the upkeep of the communal garden grounds, stair cleaning and lighting together with block buildings insurance.

## Viewing

By appointment through Neilsons 0131 625 2222.





## Location

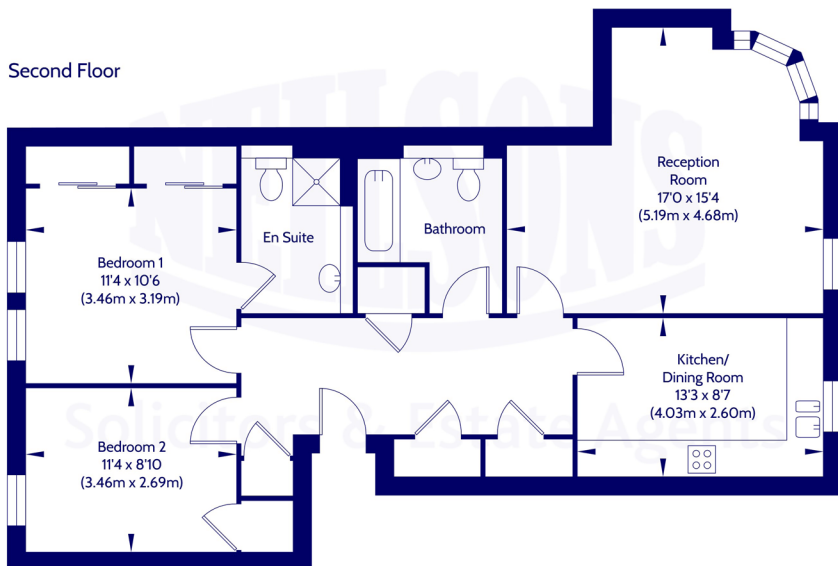
This property offers a convenient central position within the ever-popular Orchard Brae district. An array of supermarkets and larger stores can be found at Craighleith Retail Park and there is a Waitrose in nearby Comely Bank. Edinburgh's vibrant West End and Stockbridge district is a short walk away with regular bus services available on the adjacent Orchard Brae and excellent bus routes travelling along the nearby Queensferry Road. For the commuter there is convenient access to the City Bypass and Scotland's central motorway network, Edinburgh Airport and Queensferry Crossing. Leisure amenities are amongst the best in the city with several golf courses, the Water of Leith Walkway, the beautiful open spaces of Inverleith Park & The Royal Botanic Gardens. There is an excellent choice of public and private schools nearby from nursery to secondary level.





Approx. Gross Internal Floor Area 80.39 Sq M / 865 Sq Ft.

## Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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