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Offers Over

£285,000

26/5 Orchard Brae Gardens West

Orchard Brae | Edinburgh | EH4 2HL

This attractive, generously proportioned top floor flat is situated within a prime location, forming part of a quiet established development in the ever-popular Orchard Brae district, within easy reach of Edinburgh's City Centre and fantastic local amenities and transport links. The property would undoubtedly appeal to young professionals and internal viewing is highly recommended.

-  2 Bedrooms
-  1 Public room
-  1 Shower room
-  Communal Gardens
-  Residents parking
-  EPC Rating – C
-  Council Tax Band – F



Description

In brief the accommodation comprises; secure entry system, welcoming entrance hallway with excellent built-in storage, spacious and bright bay-windowed lounge/dining room offering fantastic natural light, stylish fitted kitchen, well proportioned principal bedroom with fitted wardrobes, second good sized double bedroom with fitted wardrobe and contemporary shower room with walk-in shower. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings will be included in the sale together with the integrated oven/hob, washing machine, integrated fridge and integrated freezer.

Gardens and Parking

The property benefits from well-maintained communal gardens and an allocated residents' parking space is available. A factoring fee is made payable to Myreside Management for the upkeep of the communal areas of approximately £70 per month.

Viewing

By appointment with Neilsons on 0131 625 2222.



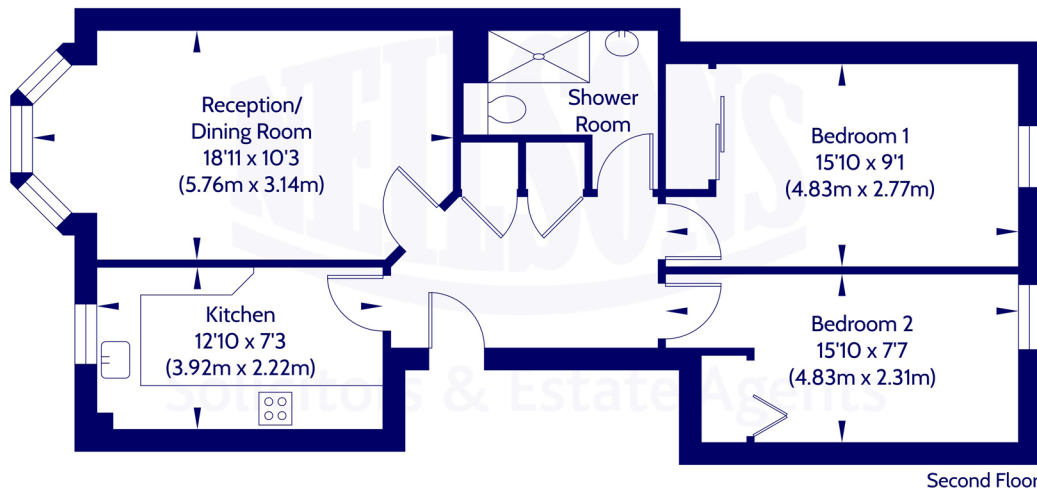


Location

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 a Waitrose supermarket in nearby Comely Bank. Edinburgh's vibrant West End and Stockbridge districts are 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 67 Sq M / 721 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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