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Offers Over

£335,000

4 Orchard Brae

Orchard Brae | Edinburgh | EH4 1NY

An exceptionally stylish and rarely available main door flat, forming part of an impressive centrally located block, moments from the capitals fashionable Stockbridge area.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  On-street permit parking
-  Communal front garden
-  EPC rating – D
-  Council tax band - D



Description

The property has been tastefully decorated throughout and offers well-proportioned and flexible accommodation which briefly comprises: entrance vestibule leading in to the main hallway which features cleverly integrated storage, bright and spacious reception room with coving to ceiling, sanded boards and focal wood burner, kitchen fitted with an excellent assortment of stylish units/ coordinated worktops and a variety of built-in appliances, good sized principal bedroom with feature wall panelling, second double bedroom quietly located to the rear and lending itself well to a home office/guest bedroom, and luxury bathroom with high spec Victorian style suite, tiling to splash areas and over bath mains shower.



Extras

All blinds, curtain poles, light fittings and integrated appliances will be included.

Gardens and Parking

The property is accessed via an enclosed area of shared garden to the front. Permit and metered parking is available nearby.

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 a Waitrose supermarket 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 67.88 Sq M / 731 Sq Ft.
Ground 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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