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Offers Over

**£400,000**

## 37/6 Orchard Brae Avenue

Orchard Brae | Edinburgh | EH4 2UP

A well-presented first-floor flat forming part of a popular and well-established residential development, ideally positioned within easy walking distance of the West End, Stockbridge, and Craighleith. The property enjoys the benefit of secure private parking and is set within a beautifully maintained, professionally factored development, with landscaped communal grounds that enhance the overall appeal. The location offers an excellent balance of peaceful residential living while remaining close to a wide range of local amenities, shops, cafés, and transport links.

-  2 Bedrooms
-  3 Public Rooms
-  2 Bathrooms & WC
-  Lift
-  Allocated Secure Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band – G



## Description

The front door opens into a generous dining hallway, providing a welcoming first impression and offering two large and highly practical storage cupboards. The bright twin-windowed reception room enjoys a pleasant southerly aspect to the front and features an attractive fireplace housing an electric fire, creating an ideal space for both relaxing and entertaining. Adjoining this is a designated dining room, which benefits from direct access to a private south-facing balcony, offering an ideal setting for formal dining or relaxed entertaining with outdoor space. The breakfasting kitchen has been refitted in recent years and is well equipped with a good range of modern wall and base units, integrated double oven, gas hob, dishwasher, washer/dryer and fridge/freezer, along with a wall-mounted boiler. The principal bedroom is a spacious twin-windowed room to the front, benefitting from built-in wardrobes and a luxurious en-suite shower room with white suite, as well as a large storage cupboard. A second generously sized double bedroom, also with twin windows to the front, features built-in wardrobes and its own en-suite shower room. Completing the accommodation is a guest cloakroom/WC, with scope for conversion to a shower room if desired. The property further benefits from gas central heating and full double glazing, with UPVC windows to the front and timber-framed windows to the rear and an entry phone system.

Factoring is approximately £133 per calendar month and includes landscaping, stair cleaning, block insurance, lift maintenance and insurance.



## Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

## Gardens & Parking

Residents benefit from beautifully maintained communal gardens, providing an attractive and peaceful outdoor environment. The property also enjoys the convenience of allocated parking within the secure residents' garage.

## Viewing

Please contact Neilsons on 0131 625 2222.







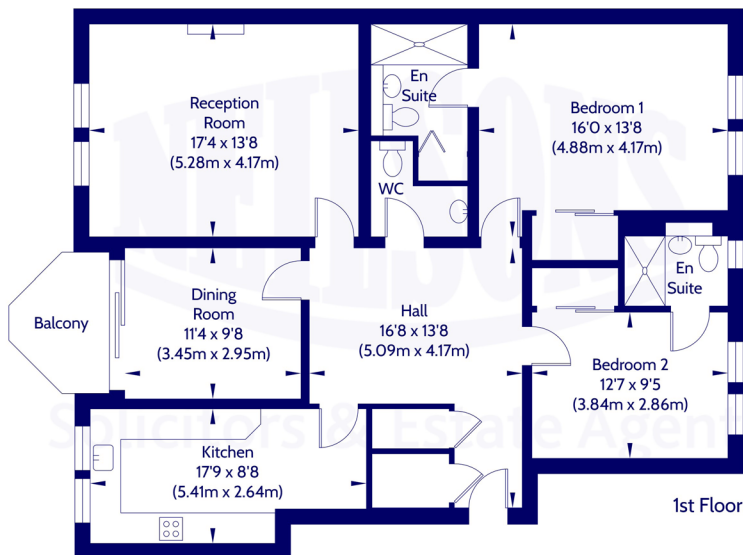
## Location

The much sought after village of Balerno lies to the south west of the City Centre next to Juniper Green and Currie. Popular with commuters, the area enjoys ease of access to the City By-Pas and nearby Curriehill Railway Station together with regular public transport to the City Centre. Excellent schooling is available at all levels together with a range of local retailers providing day to day requirements. Larger supermarkets can be found nearby together with an excellent range of national stores located at The Gyle and Hermiston Gait. Excellent leisure and recreational facilities are available locally including several golf courses, Craiglockhart Sports Centre, Pentlands Regional Park and walks along the Union Canal and the Water of Leith. The village is ideal for those commuting to the Riccarton campus of Heriot Watt University, Gogarburn or Edinburgh Business Park. The area is well placed for access to the national motorway network, the Queensferry Crossing and Edinburgh International Airport.





Approx. Gross Internal Floor Area 115 Sq M / 1236 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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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.



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