



90/7 Orchard Brae Avenue, Edinburgh, EH4 2GB



Welcome

Welcome to Orchard Brae, this generously proportioned, bright and spacious third floor apartment offers excellent modern day living. The property forms part of a factored development set within well maintained garden areas. The block offers lift access to all floors along with secure entry. Conveniently there is secure parking for residents and visitors parking is also available. The property is ideally located in the sought after Craigmyle area of Edinburgh close to an abundance of local amenities with excellent transport links to and from the city centre. The property is presented in excellent order throughout, we would recommend an early viewing.

- Generously proportioned welcoming reception hallway
- Front-facing living room
- Newly fitted (2023), fully equipped dining kitchen with modern appliances
- Two double bedrooms, including master bedroom with en suite
- Bathroom comprising WC, wash hand basin, and bath with shower over
- Double glazing
- Gas central heating
- Communal garden grounds
- Lift access to all floors
- Secure entry system
- Secure, covered residents' parking space within a garage, with additional visitors' parking available





Orchard Brae

The property is situated in Orchard Brae, a popular residential area to the west of Edinburgh city centre and only a short walk from the west end and Princes Street. There are good local facilities including a Waitrose shop in nearby Comely Bank, and a wide range of boutique shops, bars and restaurants in the west end and Stockbridge. Recreational facilities in the vicinity include the Royal Botanic Gardens, Inverleith Park, the beautiful walkways along the Water of Leith, the Dean Gallery and the National Gallery of Modern Art. Falling within the district's catchment area is Flora Stevenson Primary School and Broughton High School. The property is also within walking distance of the Western General Hospital and Craigmile Retail Park with its variety of household shopping names and Sainsburys. A good public transport service provides easy access to the city centre and surrounding areas.

Extras

Included in the sale are the integrated kitchen appliances, fixtures & fittings, and fitted blinds. The development is factored by Myreside Management with an approximate annual fee of £890 which includes a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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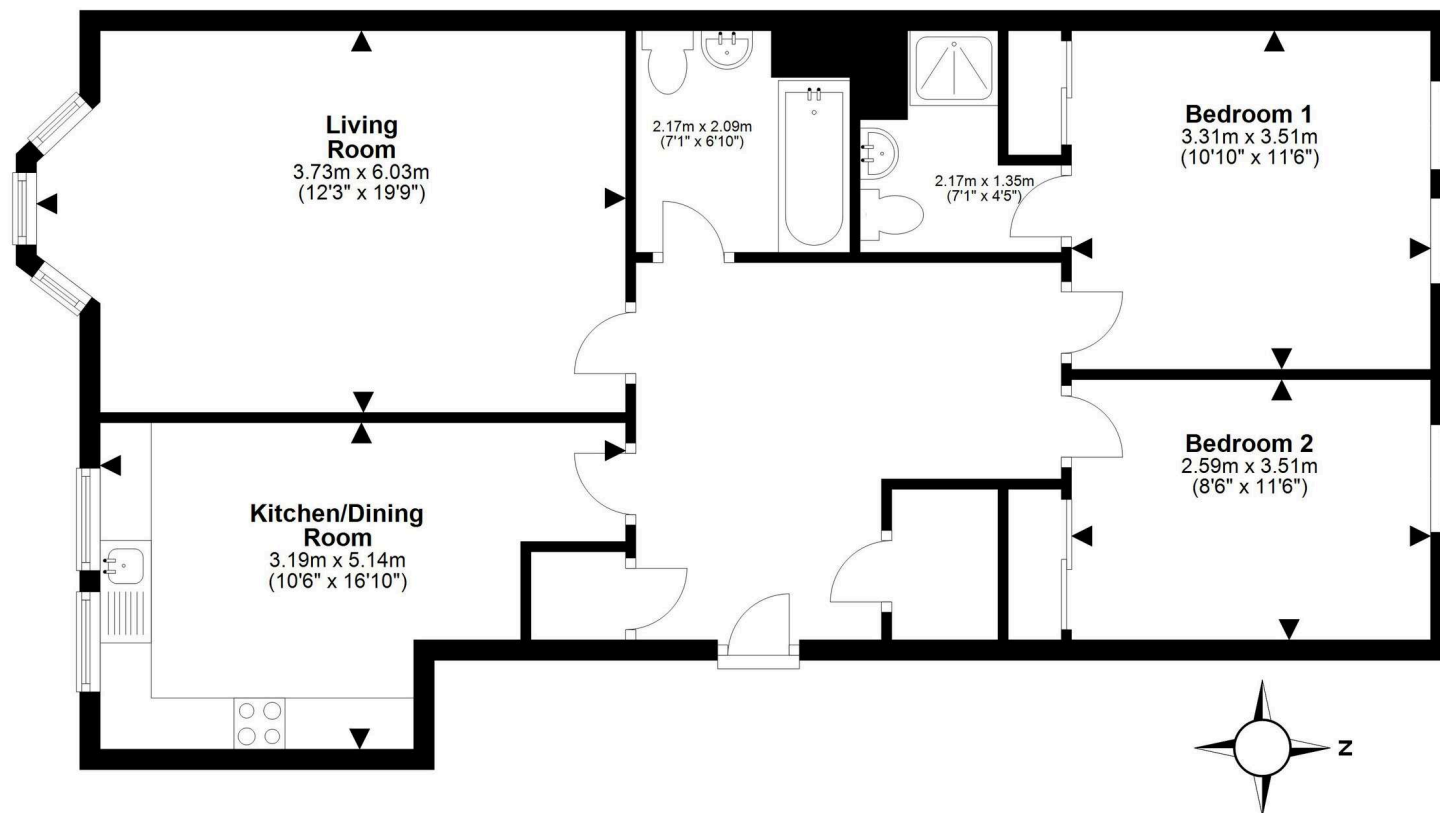
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.