



17/3 Orchard Brae Gardens
ORCHARD BRAE | EDINBURGH | EH4 2HQ


warners
solicitors & estate agents



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Warners are delighted to present to market this three bedroom first floor flat, boasting views to Fettes college and set in the highly sought after residential area of Orchard Brae, within easy reach of the West End, City Centre and Stockbridge.

This stunning apartment is presented to market in move in condition offering a contemporary and light filled living space over one level, making this an ideal buy for a small family or couple looking for more space. The south facing living room comes with its own private balcony and boasts a feature fireplace which gives the room a cosy focal point. The modern kitchen features modern white cabinetry with integrated appliances for modern living and all three bedrooms are of good size with built in storage. The hallway comes with excellent storage and a contemporary bathroom with stylish white three piece suite completes the accommodation on offer.

The property further benefits from gas central heating, double glazing and a beautifully maintained communal drying green, perfect for enjoying the best of the summer weather. Early viewing is recommended!

- Welcoming entrance hallway with two storage cupboards
- South-facing living room with feature fireplace and private balcony
- Contemporary well-equipped kitchen with integrated appliances
- Principal Bedroom with integrated storage
- Two further bedrooms (both with integrated storage)
- Modern bathroom with stylish three-piece suite
- Gas central heating and double glazing
- Private stair storage cupboard (perfect for bikes)
- Well maintained communal gardens
- Permit parking available

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



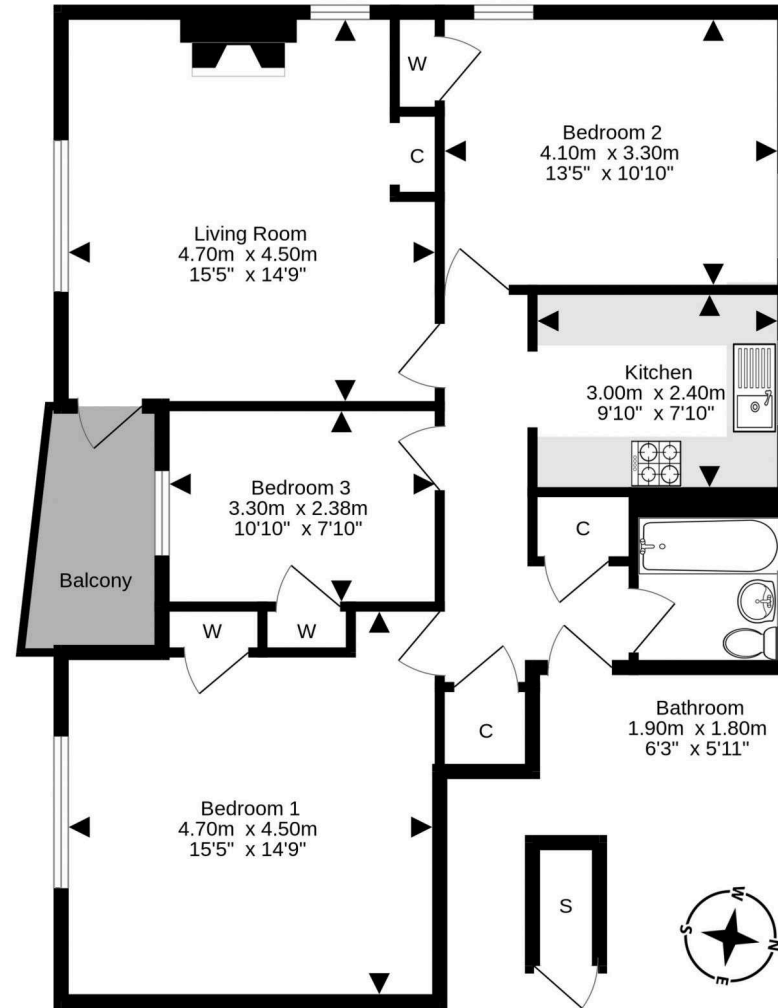
Orchard Brae is conveniently located within walking distance of Edinburgh's West End and Princes Street. A variety of specialist shops can be found at nearby Stockbridge, a Waitrose store at Comely Bank and numerous High Street names at Craighleith Retail Park. Schools in both the public and private sectors are available from nursery to secondary levels. A variety of leisure pursuits are catered for locally including the Water of Leith Walkway, golf and health clubs. An excellent bus service to the City Centre and main roads leading to Edinburgh City Bypass, Forth Road Bridge, the A1, M8, M9 and Edinburgh International Airport make this an ideal location for commuters.

EPC Rating C.

Extras include dishwasher, fridge/freezer, washing machine, and curtains in the main bedroom.

Other items of furniture may be available by separate negotiation.





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