



17/4 Orchard Brae Gardens  
ORCHARD BRAE | EDINBURGH | EH4 2HQ

  
**warners**  
solicitors & estate agents



## 17/4 Orchard Brae Gardens

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Beautifully presented two bedroom first floor flat located in the sought after Orchard Brae area of Edinburgh, within walking distance of the city centre and Stockbridge alike.

The property comprises an entrance hallway with secure entry phone and two storage cupboards, a bright and spacious living room with gas fire and fireplace, dining area, storage cupboard and relaxing balcony, a fully fitted kitchen which currently comprises a washing machine, gas hob, oven and fan, breakfast bar and also houses the boiler. There are also two well-proportioned bedrooms, one with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. This lovely property further benefits from gas central heating, double glazing, and ample storage. Early viewing is highly recommended to avoid missing out.

- Bright and beautifully presented first floor flat
- Entrance hallway with secure entry and storage
- Fully fitted Kitchen
- Bright and spacious living room with balcony
- Two well-proportioned bedrooms
- Bathroom with shower over the bath
- Gas central heating and double glazing
- Shared garden and permit parking

Extras included in the sale are all curtains, blinds, cooker, fridge and washing machine.

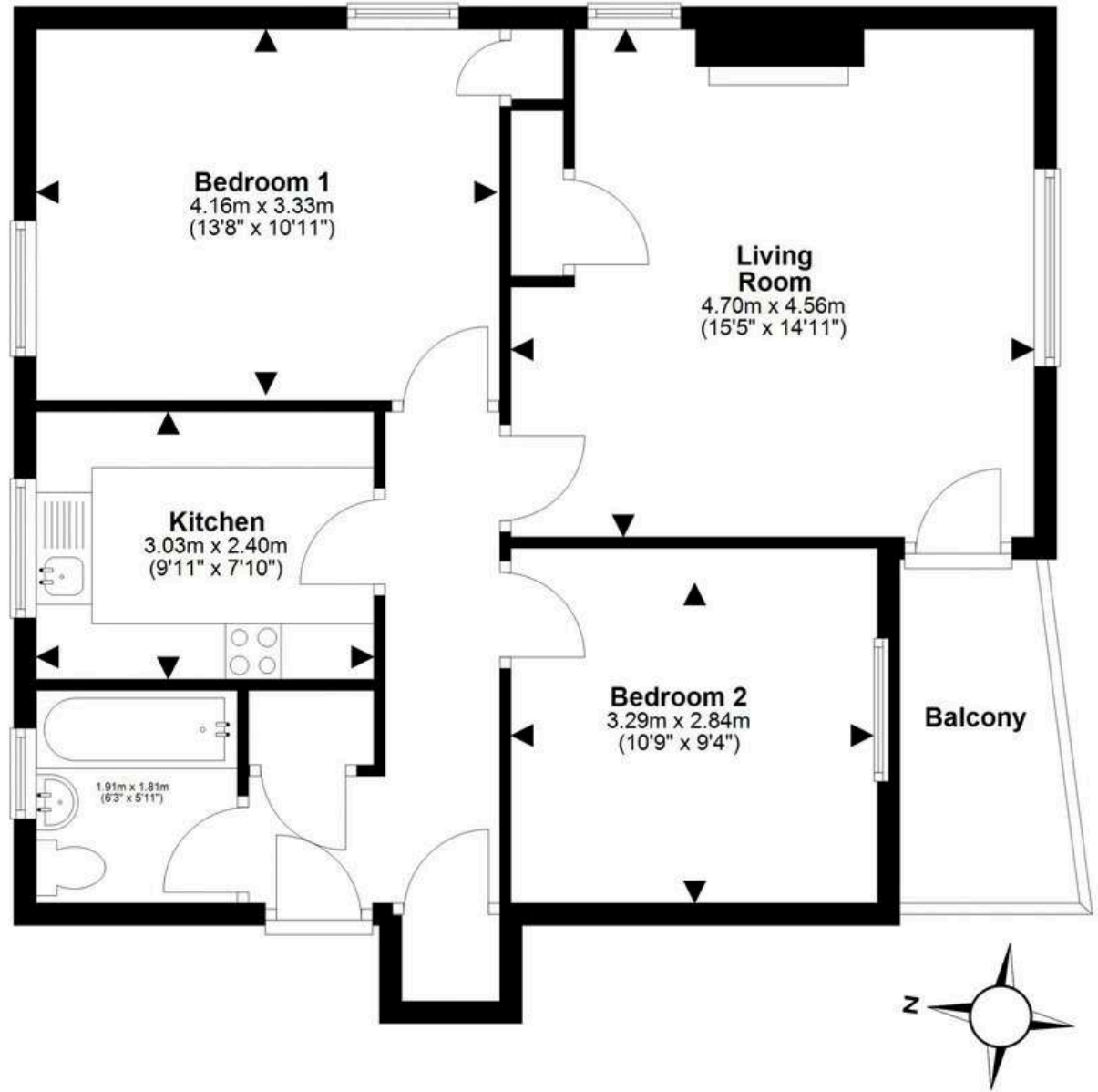
EPC rating D. Council Tax Band D.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://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.





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.