

COULTERS[©]

37/9 ORCHARD BRAE AVENUE

ORCHARD BRAE, EDINBURH, EH4 2UP

 3 BED  3 BATH  1 PUBLIC




TAKE A LOOK INSIDE


Flat 9, 37 Orchard Brae Avenue is an extremely bright and spacious second floor flat situated within a popular modern development close to Edinburgh's West End.


The property benefits from three double bedrooms, two of which have ensembles, and a further shower room.

The well presented accommodation which is flooded with natural light comprises - large central hallway with two storage cupboards and enough space for a large dining table; south-facing sitting room; contemporary kitchen/breakfast room with Range cooker and appliances; principal bedroom with fitted wardrobe and ensuite bathroom; double bedroom 2 with fitted wardrobe and ensuite shower room; double bedroom 3 (currently used as a further sitting room) with sliding doors to the south-facing balcony; and shower room.

KEY FEATURES

 Extremely spacious second floor flat.

 Three double bedrooms, two with ensembles.

 South facing balcony and extensive shared gardens.

 Allocated parking space within secure garage.

 Superb location near West End & Stockbridge.

 Excellent shopping facilities nearby.



MORE INFORMATION

The flat, which benefits from an allocated parking space within a secure garage, is accessed via a communal entrance with a lift.

Heating is provided by a gas central heating system and the property has double glazing throughout.

The development is surrounded by extensive, landscaped gardens.



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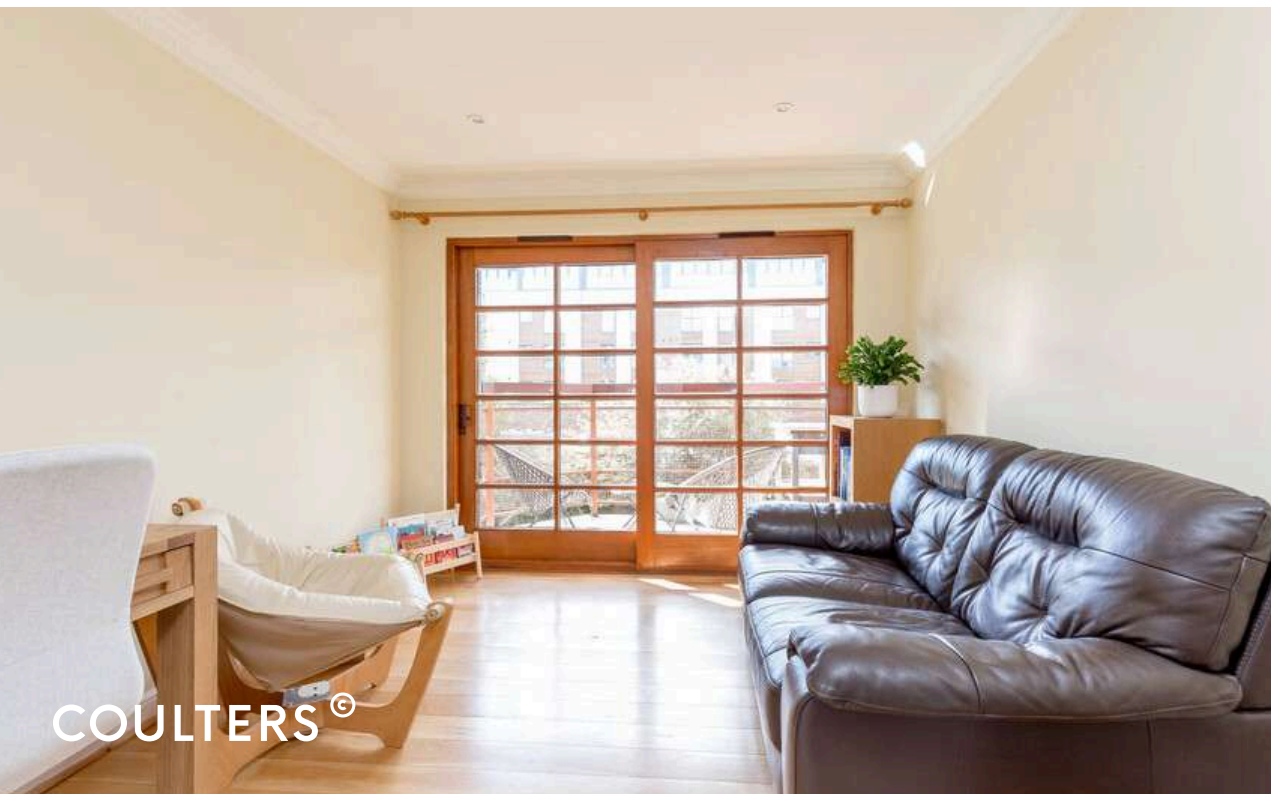
THE LOCAL AREA

Orchard Brae is a fabulous area within walking distance of Edinburgh's city centre and vibrant Stockbridge. Due to its position, there are excellent leisure and retail amenities at hand, including Waitrose at Comely Bank; Sainsburys and other well-known retailers at Craigleith Retail Park; and an array of fashionable bars, restaurants and shops in Stockbridge.

The beautiful open spaces of Inverleith Park and the Water of Leith are less than 20 minutes' walk away. Excellent schooling is available in both the private and state sectors including Stewart's Melville College, Mary Erskine School, Flora Stevenson Primary and Broughton High School. Whilst Princes Street and the West End are within walking distance, regular bus services from Orchard Brae Avenue can take you there in 10 minutes. Haymarket Railway Station and the Tram link for the Airport are walkable in a little over 20 minutes.

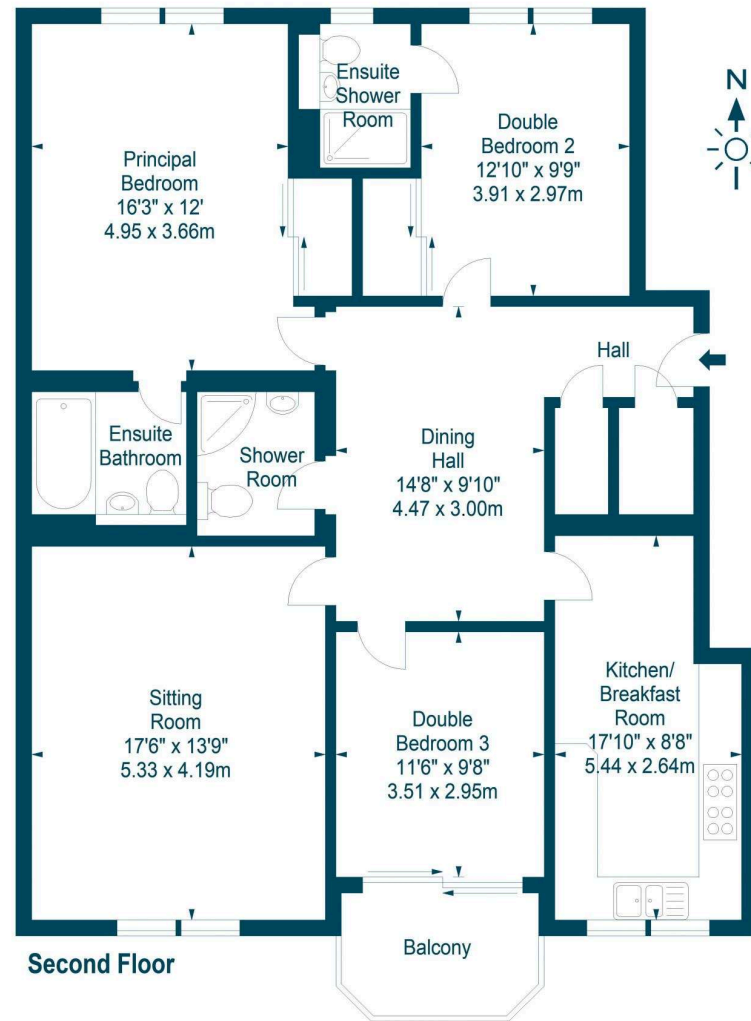
EXTRAS

All blinds, curtains, light fittings, kitchen appliances (Range, fridge, freezer, dishwasher and washer/dryer) and fitted floor coverings are included in the sale price.





Approx. Gross Internal Area
1268 Sq Ft - 117.80 Sq M
For identification only. Not to scale.
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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.