



# Orchard Brae

93/2 Orchard Brae Avenue  
EH4 2UT



Ground Floor Flat - Buzzer No. 2

OFFERS OVER £265,000

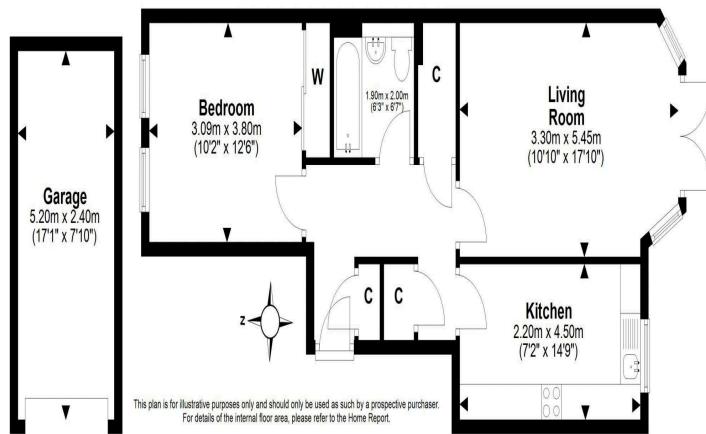
- L-shaped hallway with built in storage
- Living room with French doors to communal grounds
- Kitchen
- Double bedroom with mirrored wardrobes
- Bathroom
  
- Private single garage
- Residents parking
- Communal grounds
- Excellent storage
- Gas central heating
- Double glazing

Viewings - by appointment call  
Beveridge & Kellas on 0131 554 6321









Located in the highly desirable residential area of Orchard Brae, this ground floor flat is ideal for a first-time buyer, downsizer, young professional or investor. The property is located just a short distance from an excellent choice of independent shops, coffee houses, restaurants, bars and only a short distance to the city centre. Inverleith Park and the Royal Botanic Gardens are close by and offer many pleasant walks. A good choice of public transport and further recreational facilities are all within easy reach of the property.

Accessed via a secure shared stairwell, the property opens to an L-shaped hallway three built in cupboards, Entryphone handset and the rest of the accommodation off. The bright and spacious rear facing living room features French doors which give direct access to the communal grounds. The modern kitchen is also located to the rear has base and wall units, and enjoys several integrated appliances including a double oven, electric hob, dishwasher, and a fridge freezer. A double bedroom is situated to the front and has a built-in mirrored wardrobe.

Completing the accommodation is the bathroom which has tiled walls a bath with overhead electric shower unit, WC, and a wash hand basin.

Additional benefits include a private single garage (number 2), residents parking, communal grounds, double glazing and gas central heating.

**Factor** - The development is factored by Redpath Bruce Property Management. Approx. £100 per month.

## EXTRAS

To be sold as seen. No warranties to be given.

## OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



espc