

COUNTERS®

90/10 ORCHARD BRAE AVENUE

ORCHARD BRAE, EDINBURGH, EH4 2GB

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

90/10 Orchard Brae Avenue is a bright and spacious and top floor, two bedroom flat, forming part of an established modern development at Orchard Brae. The property has delightful leafy views and is superbly situated for access into the city centre.

The south facing bay windowed sitting room is flooded with natural light and offers well proportioned living accommodation, whilst the dining kitchen benefits from wall and base mounted cabinetry, integrated appliances and space for a table and chairs for dining.

KEY FEATURES



Top floor flat with lift access.



Two double bedrooms one with en suite.



Well-maintained communal grounds.



Parking space within secure garage.



Excellent local schools nearby.



Within easy walking distance of the West End and Stockbridge.



EPC Rating - C



Council Tax Band - F





The two double bedrooms both have a lovely outlook to the rear and benefit from fitted wardrobes. One bedroom boasts a contemporary en suite shower room whilst the main bathroom has a three piece suite comprising; bath (with shower over), WC and wash hand basin. Storage is plentiful with two shelved storage cupboards in the hall and additional attic storage (accessed from the hall).

The development sits on extensive landscaped grounds and flat benefits from an allocated residents parking space in the resident's garage. Permit and metered parking is available on the surrounding streets.



THE LOCAL AREA

Orchard Brae is a fabulous city location 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 including The Scran and Scallie, The Raeburn and Hectors. The beautiful open spaces of Inverleith Park and the Water of Leith are less than 20 minutes' walk away. Excellent schooling is available in the area in both the private and state sectors. 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

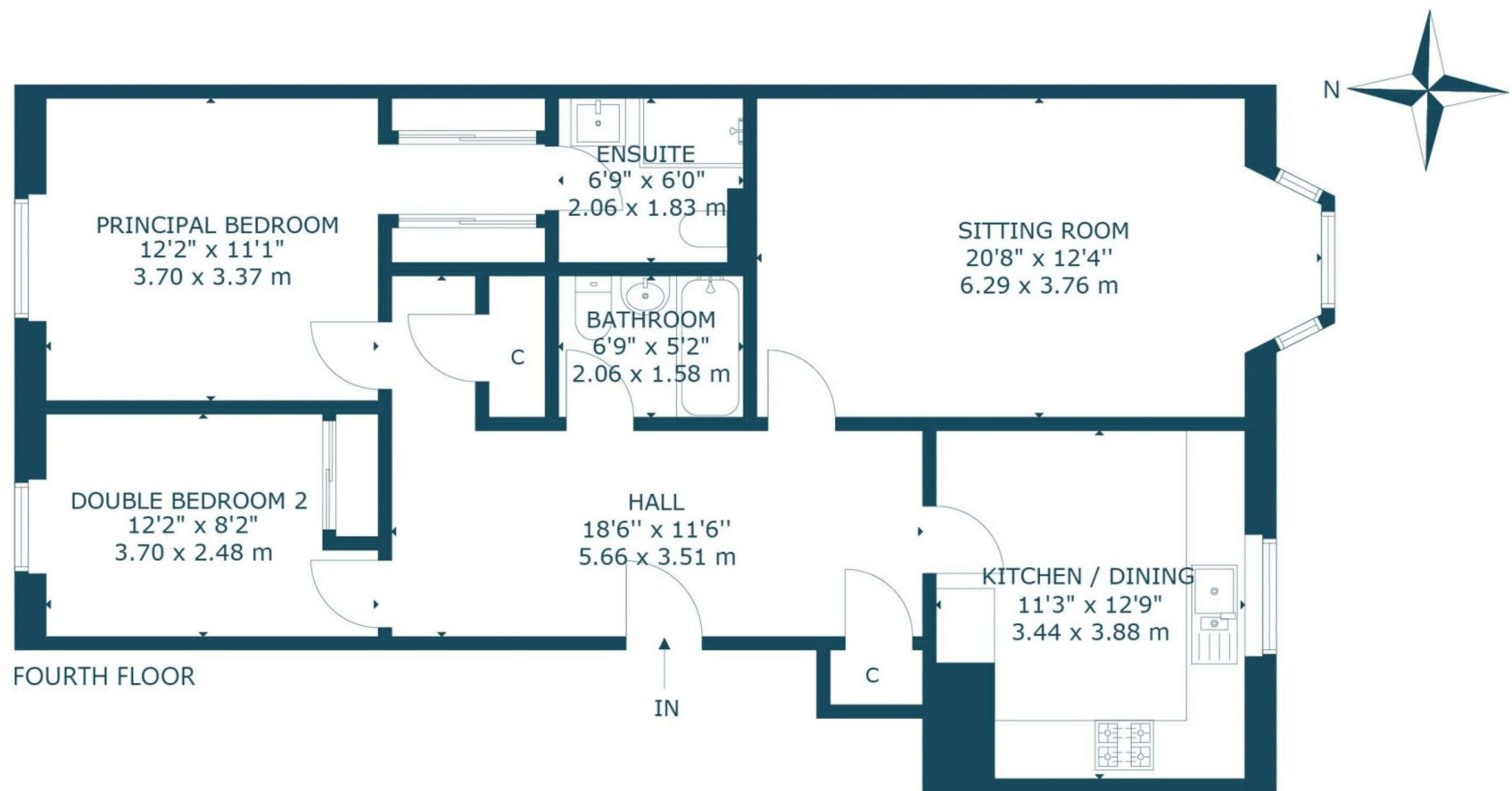
All blinds, curtains, light fittings, kitchen appliances and fitted floor coverings are included in the sale price.

The factor for the development is Myreside Management with approximate factoring monthly charges of £93 which includes buildings insurance, stairwell cleaning, garage maintenance and gardening.

PLEASE NOTE: Some of the images have been virtually staged to illustrate how the room could be used.

HOME REPORT VALUATION: £330,000





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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 946 SQ FT / 88 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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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.