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Offers Over
£375,000

37/16 Orchard Brae Avenue

Orchard Brae | Edinburgh | EH4 2UP

A stylish and generously proportioned fifth floor apartment (with lift) boasting a south facing private balcony, bordered by well-kept communal grounds and enjoying a popular central location in the capital's desirable Orchard Brae area.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Allocated parking space
-  Communal gardens
-  EPC rating – C
-  Council tax band- F



Description

With an abundance of natural light and spectacular open views, the property has been tastefully upgraded by the existing owner, to create an immaculate, contemporary living space close to Edinburgh's fashionable Stockbridge area and within easy reach of some of the city's most loved green spaces.

The accommodation is accessed via secure entry/lift and briefly comprises: extensive hallway with built-in storage cupboard, generous dual aspect reception/dining room which enjoys a bright corner aspect and features attractive wood flooring, fresh neutral décor and a good sized south facing balcony, open plan to a sleek modern dining kitchen which has been fitted with a variety of base and wall mounted units, complete with high quality contrasting worktops and focal breakfasting island.

The space continues with a large principal bedroom complete with bespoke fitted wardrobes to one wall and attractive modern en-suite with counter top basin, WC, splash tiling and tiled mains shower enclosure, second good sized double bedroom which benefits from a sunny south facing aspect and has built-in storage, and finally a tasteful main bathroom with stylish three piece white suite, marble effect tiling and over-bath electric shower.



Extras

All integrated appliances and white goods are included in the sale.

Gardens, Parking and Factor

There are extensive beautifully maintained communal gardens for use of all residents in the building. Comprising lawn and a wide variety of shrubs, planted beds and mature trees, the garden offers a peaceful all-seasons space to relax and walk. In addition, the flat has a covered, allocated parking space.

The development is managed by Redpath Bruce who upkeep the communal grounds, internal areas and lift. This present fee is approx. £320 per quarter.

Viewing

By appointment through Neilsons (0131 625 2222).





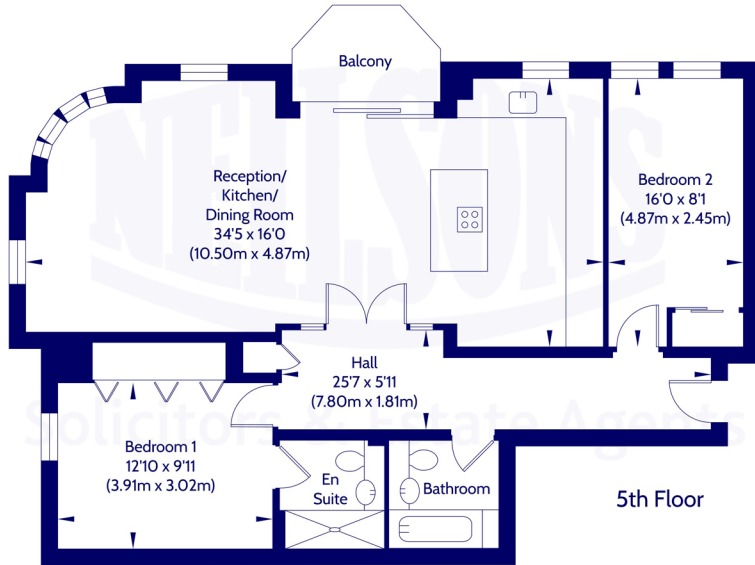
Location

This property enjoys a prime central location within the highly sought-after Orchard Brae district. Craighleith Retail Park offers a range of supermarkets and larger stores, with a Waitrose located in nearby Comely Bank. Edinburgh's vibrant West End and Stockbridge district are just a short walk away, with regular bus services available on adjacent Orchard Brae and excellent bus routes along nearby Queensferry Road. For commuters, there is easy access to the City Bypass, Scotland's central motorway network, Edinburgh Airport, and the Queensferry Crossing. Leisure amenities are among the best in the city, including several golf courses, the Water of Leith Walkway, and the beautiful open spaces of Inverleith Park and the Royal Botanic Gardens. A wide selection of public and private schools are available nearby, covering all levels from nursery to secondary.





Approx. Gross Internal Floor Area 94 Sq M / 1014 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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