



57/1 Orchard Brae Gardens, Edinburgh, EH4 2HQ

Beautifully presented and recently refreshed, this attractive ground-floor flat enjoys a convenient position in the popular Orchard Brae area, within easy walking distance of Stockbridge, the West End and Edinburgh city centre.

Freshly decorated and complemented by new flooring throughout, the property offers bright, well-proportioned accommodation in excellent move-in condition. Further benefits include access to a private residents' car park, with one resident and one visitor parking permit, together with attractive landscaped communal gardens. It is also conveniently located for the Western General Hospital and Craigleith Shopping Centre.

The accommodation comprises:

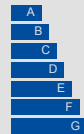
- Welcoming entrance hall with a useful storage cupboard
- Spacious sitting room enjoying a bright westerly aspect
- Well-equipped fitted kitchen with a range of units and worktops, together with a new electric cooker and washing machine
- Generous double bedroom with fitted wardrobes and additional storage
- Neutrally styled, partially tiled bathroom with bath and electric shower over, WC and wash basin; further storage cupboard within the bathroom



VIEWING DETAILS

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Location

Orchard Brae is a highly convenient residential area, ideally positioned adjacent to Comely Bank, Stockbridge and Dean, and within comfortable walking distance of Edinburgh's West End and city centre.

Nearby Stockbridge is renowned for its vibrant village atmosphere and excellent selection of independent shops, cafés, bars, bistros and restaurants. Everyday shopping is particularly convenient, with Waitrose at Comely Bank Road and both Scotmid and Sainsbury's Local in Stockbridge, while Craighleith Retail Park provides a wider selection of national retailers.

The area also offers excellent opportunities for leisure and recreation, with Inverleith Park, the Royal Botanic Garden Edinburgh, Dean Tennis & Squash Club and The Grange Club all within easy reach.

For commuters, frequent bus services operate from nearby Queensferry Road, while Haymarket railway station is readily accessible. The property lies within the catchment areas for Flora Stevenson Primary School and Broughton High School, with a number of highly regarded independent schools nearby, including Erskine Stewart's Melville Schools, Fettes College, St George's School and Edinburgh Academy.

Outside & Gardens

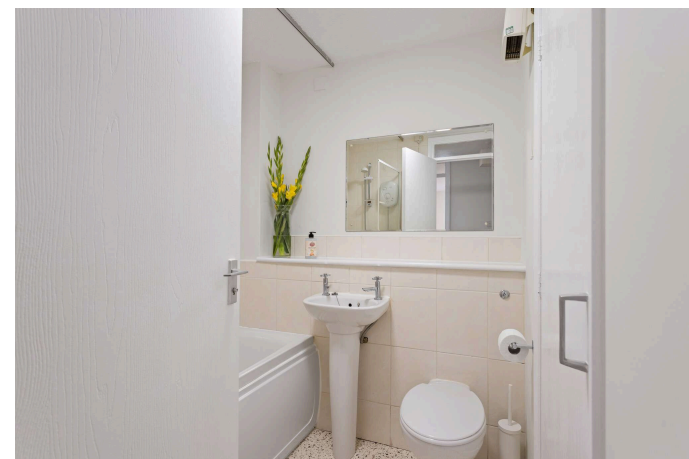
The property enjoys access to attractive landscaped communal gardens, which are maintained by the factor, Charles White, at an approximate cost of £200 per quarter.

A private residents' car park provides convenient off-street parking, with the property benefiting from one resident parking permit and one visitor permit.

Extras

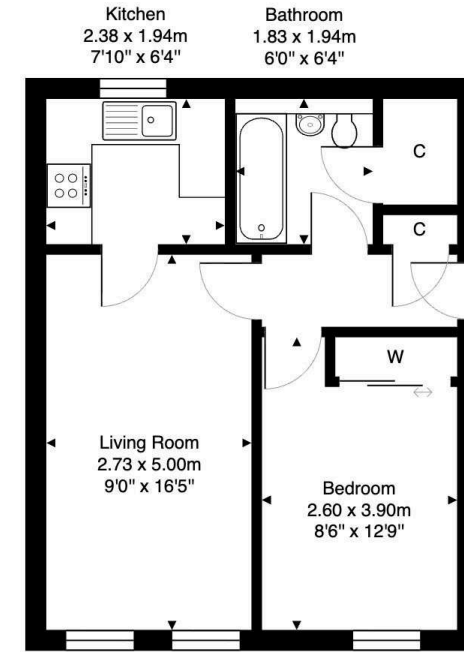
The fixed floor coverings, blinds and kitchen appliances are included in the sale. The seller is happy to include the furniture as part of the sale.

Council tax band - C





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Ground Floor

Total Area: 38.7 m² ... 417 ft²

All measurements are approximate and for display purposes only.

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Offers can be submitted in writing, fax or email:

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