



## Bright home

City views, in the heart of Orchard Brae



Situated in the highly sought-after Orchard Brae area of Edinburgh, and within easy reach of the vibrant Stockbridge neighbourhood, this three-bedroom end-terrace home enjoys lovely open views across the city and offers an excellent opportunity for buyers to create a home to their own taste. The well-maintained accommodation includes an attractive dining lounge with double-aspect windows, allowing for an abundance of natural light, and a kitchen fitted with modern units, appliances and providing direct access to the rear garden. The property further benefits from good storage throughout, three comfortable bedrooms, each with storage, a family bathroom, and an attic offering additional storage. Externally, there is a generous Monoblock driveway to the front providing off-street parking. To the rear lies a large, enclosed garden featuring a generous patio area, lawn, and convenient side access-ideal for outdoor entertaining and family use. This is a fantastic opportunity to acquire a home in a prime location with scope to add value and personal flair. There is an opportunity to purchase a garage with access from the garden, which is being sold separately, please ask for details. This garage has the potential to be used for a variety of purposes subject to relevant permissions.

### Key Features

Hall

Dining lounge

Kitchen

Three bedrooms

Bathroom

Attic

Good storage

Gas central heating

Double glazing

Driveway

Generous rear garden

Opportunity to purchase a garage with access from the garden



## Orchard Brae

Orchard Brae lies not only within easy walking distance of the commercial and cultural centre of the city but is also close to Stockbridge with its mix of fashionable shops, cafes, bars and restaurants. There is a Waitrose supermarket nearby at Comely Bank and a Sainsbury's located at Craigleith Retail Park which also contains retailers such as Marks and Spencer, Boots and Next. The area is well served by a selection of well-regarded local nurseries, primary and secondary schools, making it a popular choice for families. Haymarket Train Station is within a 20-minute walk. The green open spaces of the Royal Botanic Gardens and Inverleith Park are in close proximity to the property and beautiful walks can be enjoyed along the Water of Leith pathways. In addition, both the Dean Gallery and The Gallery of Modern Art are less than 5 minutes stroll away. The property is well served by public transport being close to bus stops on Queensferry Road, Comely Bank Road and Orchard Brae.



### Extras

All fitted floor coverings, curtains, blinds, light fittings, oven, hob, dishwasher, fridge freezer and washing machine are included in the sale (no warranties given).

### Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

E

### Home Report Valuation

£380,000

### EPC Rating

Unknown

### Tenure

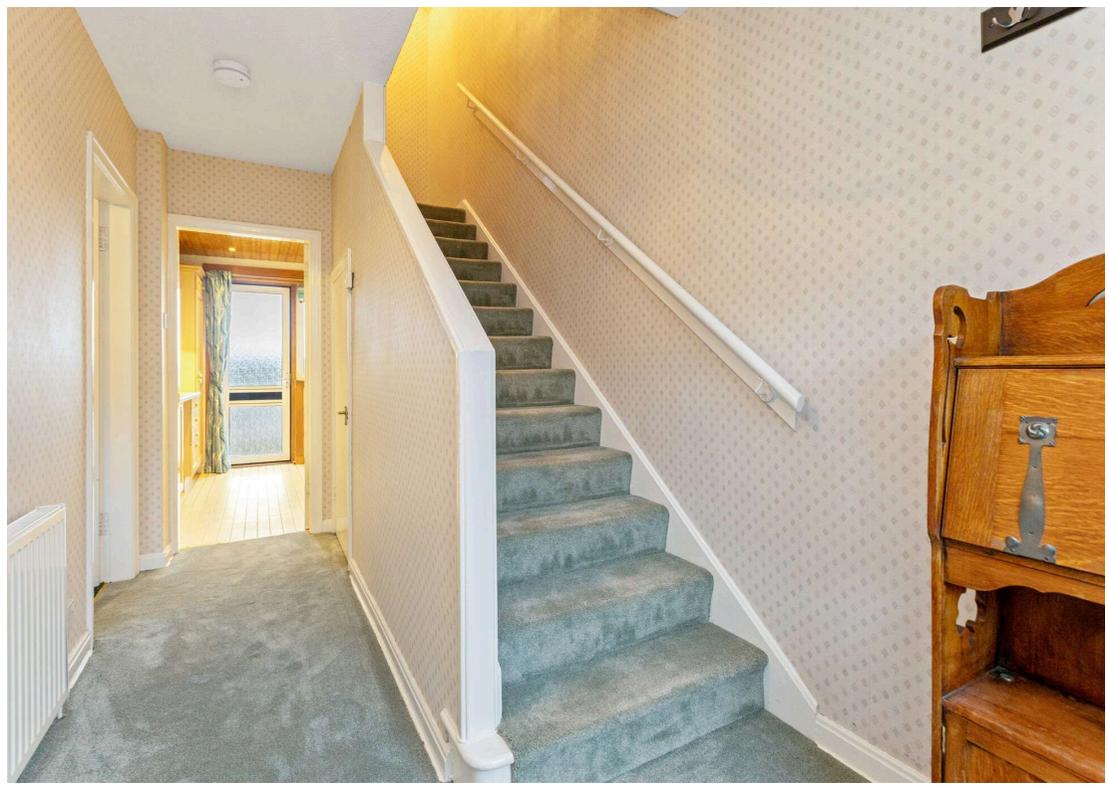
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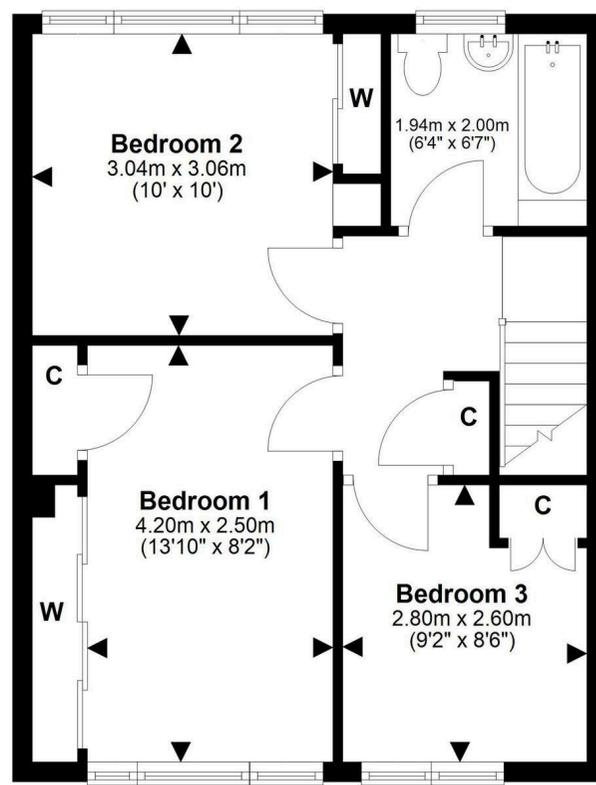
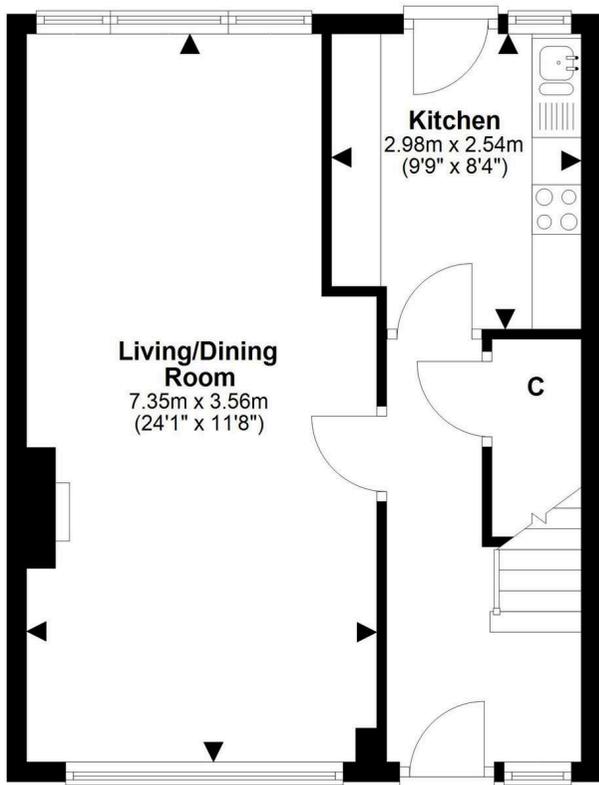












This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.



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