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Offers Over

£399,995

4/17 Orchard Brae Avenue

Orchard Brae | Edinburgh | EH4 2HW

This impressive, seldom available Penthouse apartment with roof terrace, is offered to the market in true move-in condition, having been carefully upgraded and modernised throughout. Located within the sought-after Orchard Brae district of the city, conveniently positioned close to the West End of Edinburgh, the fashionable Stockbridge and Craighleith.

-  3 Bedrooms
-  3 Public rooms
-  1 Bathroom
-  Roof Terrace
-  Resident's Permit Parking
-  EPC Rating – C
-  Council Tax Band - E



Description

The stylish, ready-to-move-into accommodation shall undoubtedly appeal to those seeking a fine home in an excellent location, ideally suited to the professionals or families alike and merits internal viewing to be fully appreciated. Having undergone an extensive programme of refurbishment in recent times to include internal insulation to the floors and walls, gas central heating system with combi boiler, upgraded kitchen and shower room together with a full redecoration and new flooring throughout. In brief the accommodation comprises; entrance hallway with storage provisions, there is a sizeable reception room with fantastic open views toward Fettes College and beyond, an additional sun room is located off the reception room with sunny south-facing aspect with patio doors leading to the roof terrace. The kitchen/diningroom enjoys a dual aspect with further patio doors leading to the terrace. The kitchen is fitted with a range of modern wall and base units with complementary worktops incorporating the built-in 5 ring gas hob with hood above and separate electric oven. The washing machine and dishwasher shall be included in the sale. There are three good bedrooms, with bedroom 2 enjoying further access to the terrace. Lastly the stylish, fully tiled shower room comprises of a three piece suite including a shower enclosure with dual Rainfall shower. Further benefits include a resident's permit parking, secure communal entrance, lift and stairs together with double glazing, gas central heating with combi boiler and internal insulation.



Some of the images have been virtually staged to illustrate potential furnishing options and provide a sense of scale. The property is currently unfurnished, and original photographs of the empty rooms are also included for reference.

Extras

All the fitted floor coverings, light fittings, built-in gas hob, hood, electric oven, washing machine and dishwasher shall be included in the sale.

Externally

There is a private roof terrace directly to the front of the accommodation with glass balcony with the additional roof space being communal. The development benefits from well kept communal garden grounds and there is resident's permit parking.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

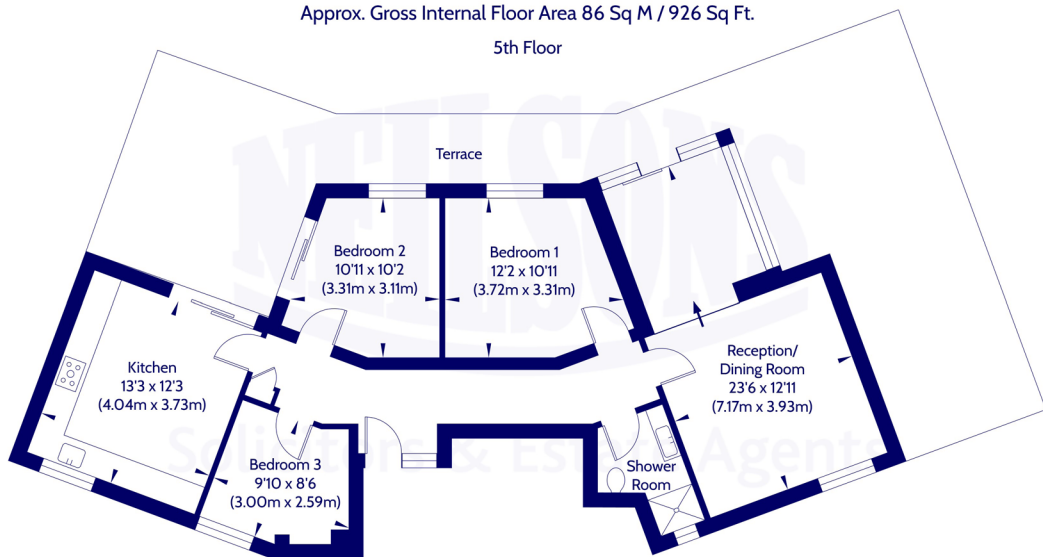
This property offers a convenient central position within the ever-popular Orchard Brae district. An array of supermarkets and larger stores can be found at Craighleith Retail Park and a Waitrose supermarket in nearby Comely Bank. Edinburgh's vibrant West End and Stockbridge district is a short walk away with regular bus services available on the adjacent Orchard Brae and excellent bus routes travelling along the nearby Queensferry Road. For the commuter there is convenient access to the City Bypass and Scotland's central motorway network, Edinburgh Airport and Queensferry Crossing. Leisure amenities are amongst the best in the city with several golf courses, the Water of Leith Walkway, the beautiful open spaces of Inverleith Park & The Royal Botanic Gardens. There is an excellent choice of public and private schools nearby from nursery to secondary level.





Approx. Gross Internal Floor Area 86 Sq M / 926 Sq Ft.

5th Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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