

57-3 Orchard Brae Gardens
Orchard Brae
Edinburgh
EH4 2UQ



Connell &
McFadden
Lettings & Sales







Attractive ground floor flat situated in a modern development close to the City Centre. The property is situated on a quiet residential street in the well-regarded district of Orchard Brae. There is an excellent range of amenities nearby including a Waitrose store, as well as Craigmile Retail Park which includes a Marks and Spencer store and a Sainsburys supermarket. It is also a short walk into Comely Bank and Stockbridge with their wide selection of independent shops, cafes and restaurants.

The West End is within easy walking distance and regular bus services run to the City Centre as well as to the surrounding areas. There is easy access by car out to the Forth Road Bridge and City Bypass. The area offers excellent local schooling including Flora Stevenson Primary, Mary Erskine, St Georges, Broughton High School and Stewart's Melville College. The Western General Hospital is also close by.



Internally the property is in excellent decorative order throughout and benefits from electric heating, double glazing and good storage facilities. The integrated kitchen appliances are included in the sale together with the washing machine and fridge/freezer. Other items may be available to purchase through separate negotiation.

Access to the property is via a very well-maintained common passage and stair with the added benefit of a security entrance system. The development is Managed by Charles White. A quarterly charge of approx £200 is payable and includes stair cleaning, lighting, maintenance of communal gardens and buildings insurance.

PROPERTY DETAILS

- Entrance Hall providing access to all rooms. Built in cupboard. Entryphone handset.
- Bright and spacious Lounge / Dining Room with twin windows to front. Space for dining table and chairs.
- Fitted Kitchen with matching wall and base units. Integrated electric hob and oven. Wood effect work tops with stainless steel sink with drainer and tiled splashback. The washing machine and fridge/freezer are also included in the sale.
- Double Bedroom with window to front. Built in wardrobe with hanging space and shelving.
- Shower Room with white two-piece suite comprising inset wash hand basin with vanity unit below and WC. Shower compartment with mixer shower. Large built-in cupboard. Frosted window to rear.

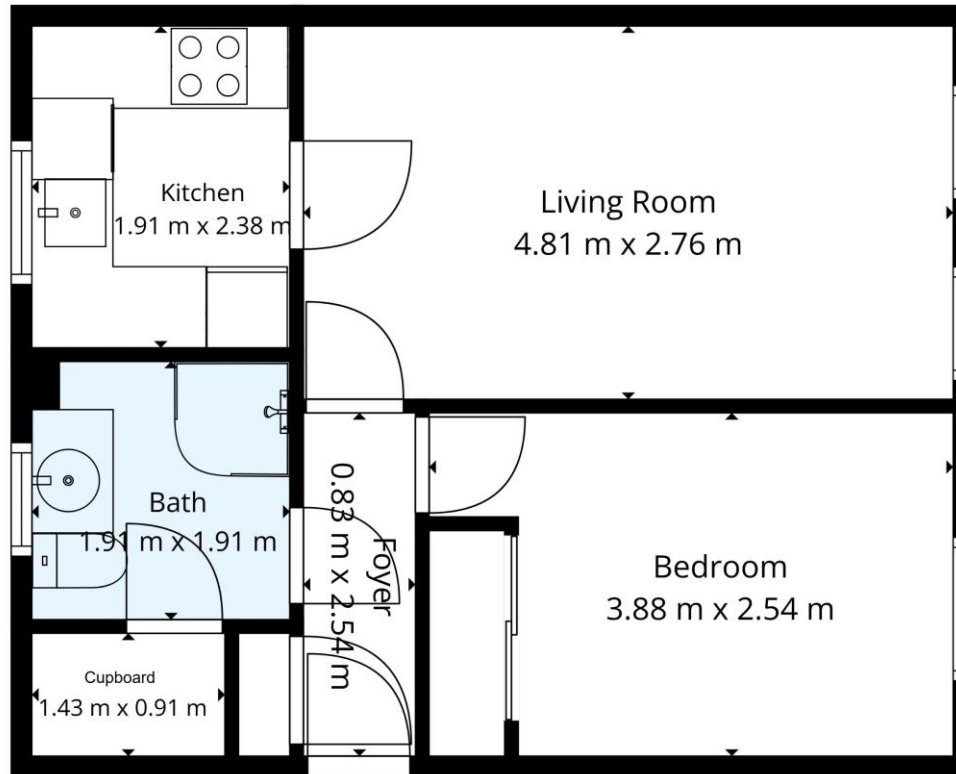


Viewing by appointment on 0131 524 3800









Total: 37 m²
 Ground Floor: 37 m²
 Excluded Areas: Walls: 4 m²

These Floor Plans Are For Marketing Purposes Only. All Dimensions, Square Footages, Features, Finishes, And Layouts Are Approximate.



External

The property is set in well maintained communal garden grounds.

Private permit parking for residents is available in a private car park on an unallocated basis.

Additional resident permit parking is available on application to the City of Edinburgh Council.

Energy Efficiency Rating: D
Council Tax Band: C