



88/8 Orchard Brae Avenue, Edinburgh, EH4 2GB

www.mcdougallmcqueen.co.uk



Superb opportunity which should not be missed. McDougall McQueen are delighted to present to the market this bright and spacious, well-appointed two-bedroom with en-suite, third floor apartment benefitting from stunning views and allocated garage parking, forming part of an established residential development. The property is ideally located within the sought-after and highly regarded Orchard Brae district of Edinburgh, which is ideally placed for easy access to the West End and Princes Street. Presented to the market in excellent order throughout with upgraded kitchen and bathrooms an early viewing is highly recommended to avoid disappointment.

- Reception hallway offering excellent storage.
- Bright and very spacious living and dining room with gorgeous bay window
- Fully fitted upgraded kitchen with wall and base units, slate floor tiles, solid wood worktops, Belfast sink, induction touch control hob, glass splashback, extractor, double oven/grill, built in microwave, along with an integrated dishwasher, American style fridge freezer and free-standing washing machine
- Main bedroom with twin windows providing superb views, dressing area with his and hers mirrored wardrobes
- En-suite shower room with overhead raindrop shower and attachment
- Double bedroom two again with views and fitted mirrored wardrobes
- Family bathroom comprising WC, wash hand basin, and bath with raindrop shower and attachment over with shower screen
- Gas central heating with recent new boiler
- Double glazing
- Communal garden areas
- Allocated covered secure garage parking



Location

The property is situated in the established Orchard Brae district of Edinburgh which lies approximately two miles west of the City Centre. Haymarket train and tram station is only a walk away and the City-Bypass is within easy travelling distance, offering access to all of central Scotland's main arterial roads. The neighbouring districts of Stockbridge and Comely Bank have a peaceful village feel and offer a superb selection of cosmopolitan bars, restaurants, cafes and specialist shops. There is a Waitrose in Comely Bank as well as a large Sainsbury's and a Marks and Spencer's in nearby Craigmile Retail Park, which also houses a good variety of high street shops. There are a wide range of leisure facilities in the vicinity including The Scottish National Gallery of Modern Art, Murrayfield and Ravelston Golf Courses and Murrayfield Stadium. The property is well placed for the outdoor enthusiast, offering easy access to Inverleith Park, The Royal Botanic Garden and the Water of Leith Walkway. Local schools include Flora Stevenson Primary School, St Mary's RC Primary School, Broughton High School, St Thomas of Aquins RC High School. Erskine Stewart's Melville College and Fettes are within walking distance and many of Edinburgh's other private schools are within easy travelling distance.

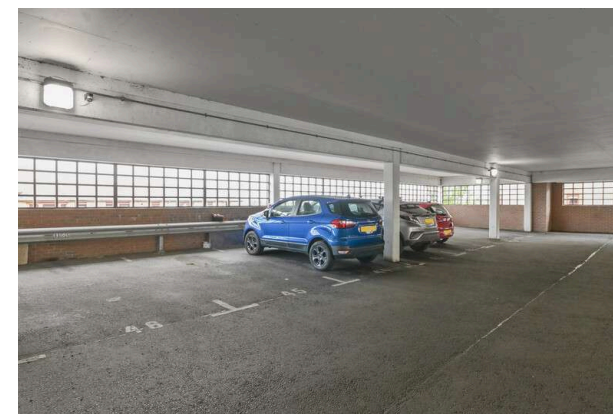
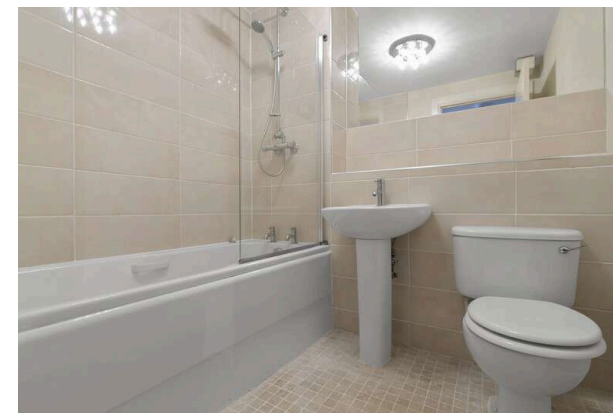
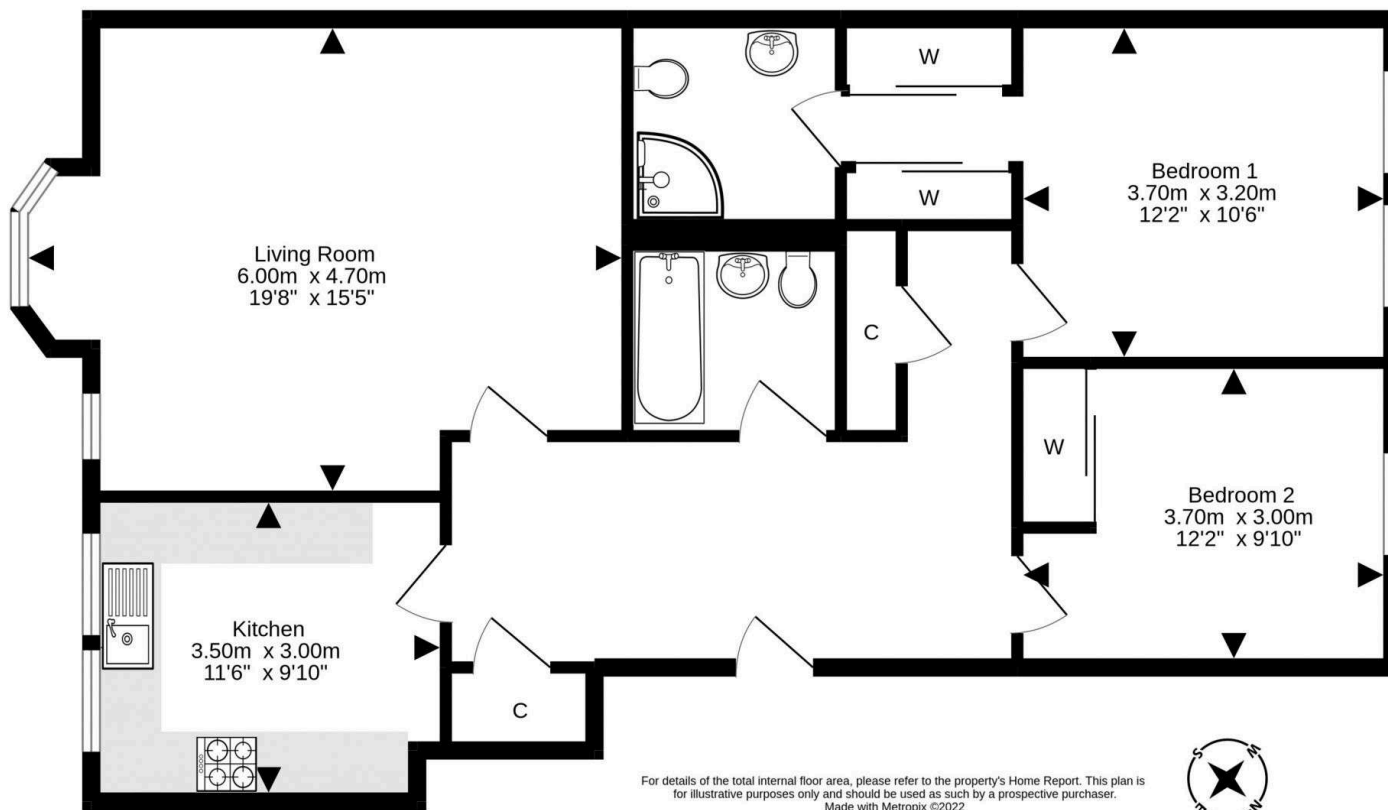
Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, all integrated and free-standing appliances. No warranty applies to any integrated appliance, white goods or any movable items included in the sale. Other items may be available by negotiation.

Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

