



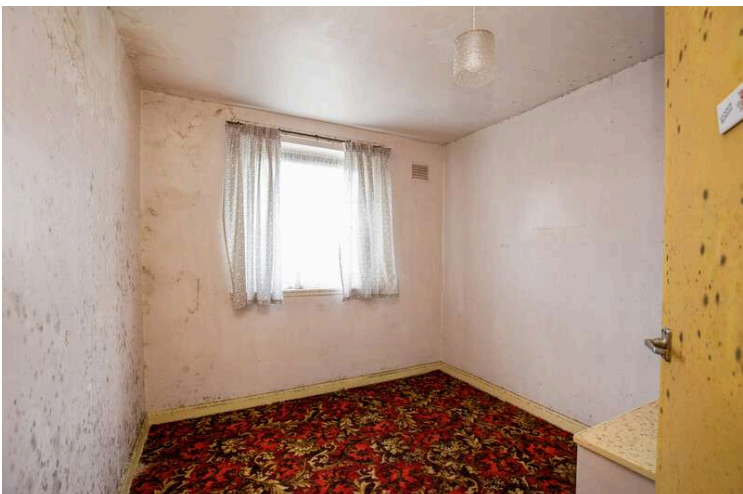
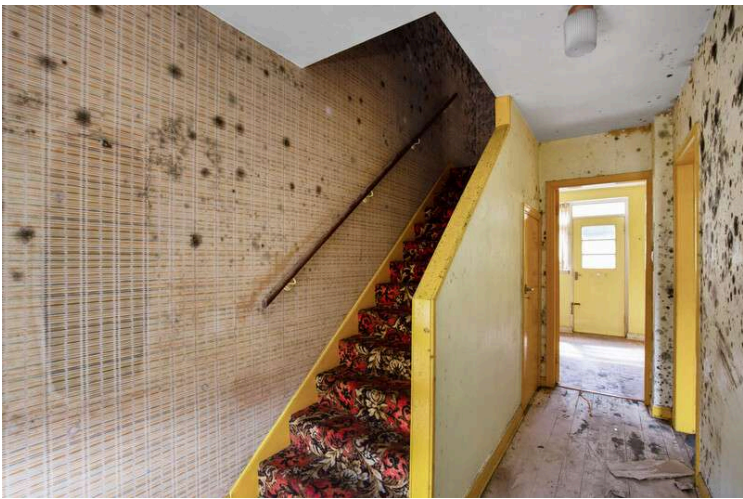
5 Orchard Brae Gardens West, Edinburgh, EH4 2HL

www.mcdougallmcqueen.co.uk



An excellent opportunity to purchase this three bedroom terraced property with gardens to the front and rear along with a driveway and single garage. The property is ideally located in the highly desirable residential area of Orchard Brae close to many local amenities and transport links. The property is now in need of complete modernisation making this an ideal opportunity to refurbish to suit.

- Reception hallway.
- Front facing living/dining room.
- Kitchen with rear door access to the garden.
- Front facing double bedroom.
- Rear facing double bedroom.
- Third bedroom front facing.
- Bathroom comprising WC, wash hand basin and bath.
- Hatch to attic storage.
- Single glazing.
- Gardens to the front and rear.
- Single garage and driveway.



Location

Orchard Brae is conveniently located within walking distance of Edinburgh's West End and Princes Street. A variety of specialist shops can be found at nearby Stockbridge, including a Waitrose store at Comely Bank and numerous High Street names at Craighleith Retail Park. Schools in both the public and private sectors are available from nursery to secondary levels. A variety of leisure pursuits are catered for locally including the Water of Leith Walkway, golf and health clubs. An excellent bus service to the City Centre and main roads leading to Edinburgh City Bypass, Forth Road Bridge, the A1, M8, M9 and Edinburgh International Airport make this an ideal location for commuters.

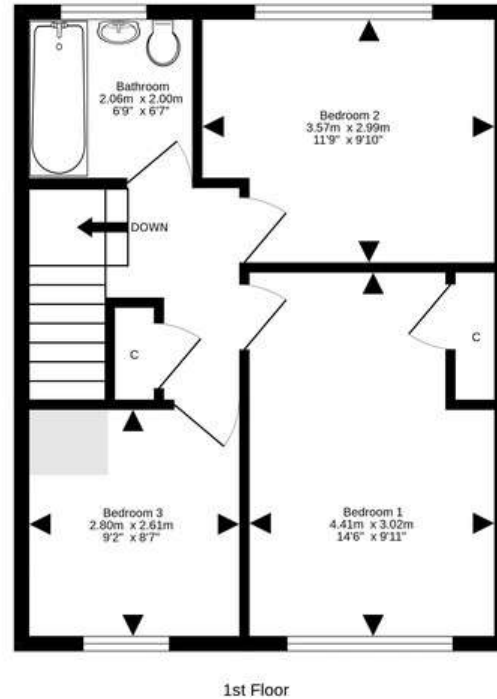
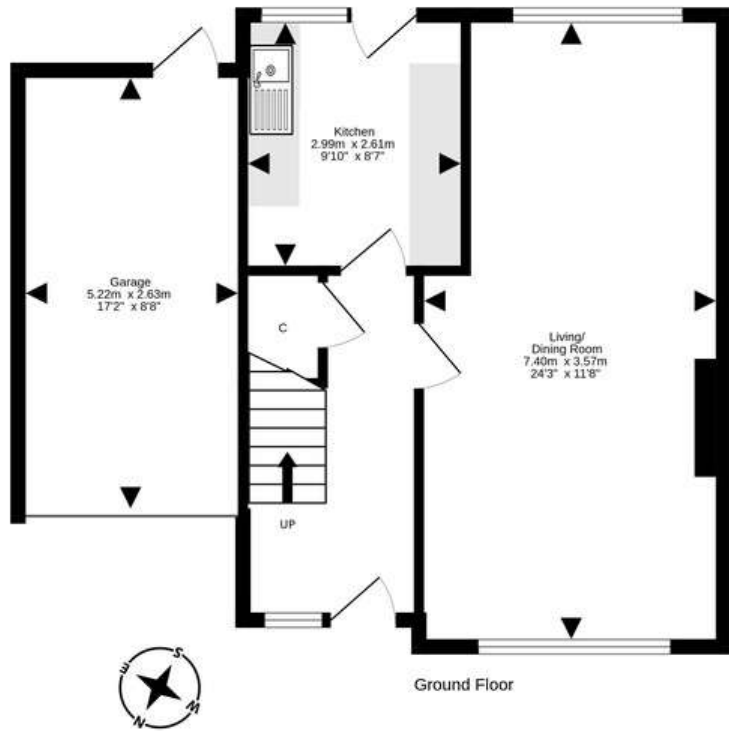
Extras

Included in the sale are all fixtures & fittings.

Price & Viewing

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

EPC Band - G



Ground Floor

1st Floor

For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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Bruntsfield Office: 103-105 Bruntsfield Place | Edinburgh | EH10 4EQ T: 0131 228 1926 F: 0131 228 9193
 Penicuik Office: 20 High Street | Penicuik | EH26 8HW T: 0131 240 3818 F: 01968 676546

E: property@mcdougallmcqueen.co.uk
www.mcdougallmcqueen.co.uk

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.

