



Solicitors & Estate Agents










Offers Over
£400,000

93/1 Orchard Brae Avenue

Orchard Brae | Edinburgh | EH4 2UT

A rare opportunity to purchase a thoughtfully reconfigured ground floor apartment offering spacious and flexible accommodation in an established modern development, benefitting from direct access to outside space, a garage and parking.

-  4 Bedrooms
-  1 Reception Rooms
-  2 Bathrooms
-  Garage
-  Landscaped gardens
-  EPC Rating – C
-  Council Tax Band – F



Description

The property has been significantly upgraded in recent years to offer the perfect blend of style and functionality with the accommodation offered for sale in true move-in condition. The property provides the luxury of space with four generous bedrooms offering flexibility for a variety of uses – whether you want a home office, guest rooms or hobby space. The sociable heart of the home is the open plan reception room and kitchen, which offer ample space for living and dining furniture providing the ideal setting for both family life and entertaining. The kitchen area is fitted with an excellent range of wall and base units with sleek granite worksurfaces and integrated appliances including slide and hide oven, hob, cooker hood and dishwasher. French doors from the kitchen area give direct access to an outdoor patio, perfect for al fresco dining. The principal bedroom to the front of the property is exceptionally spacious and offers ample built-in wardrobe space and a luxurious recently refitted shower room. There are three further double bedrooms, all with built-in storage, one which is currently in use as a generous home office. The family bathroom has also been stylishly refitted with a modern white suite, blending contemporary design with timeless elegance. Ample storage space is provided throughout the home, with the hallway featuring built-in 'boot room' style storage for coats and shoes, a useful utility closet with plumbing for a washing machine and space for a dryer and a large walk-in store with shelving. Further benefits include gas combi central heating and full replacement upvc double glazing.



Extras

The integrated kitchen appliances, fitted floor coverings, light fittings, window blinds and curtain poles are to be included in the sale.

Gardens, Garage and Factor

The property benefits from beautifully landscaped communal grounds with a large patio area directly accessible from this property which is exclusively used by the present owners and offers the ideal spot for relaxing and entertaining during the warmer months. A convenient outside tap has been fitted and pathways connect swiftly around the development and to the bus stops on Queensferry Road. Ample residents parking is available immediately in front of the building and this property benefits from a private single garage offering ideal secure parking or storage space with up and over door and light. The building and grounds are maintained and insured by Redpath Bruce Factors at a cost of approximately £81 per calendar month, reviewed annually.

Viewing

Please contact Neilsons on 0131 625 2222





Location

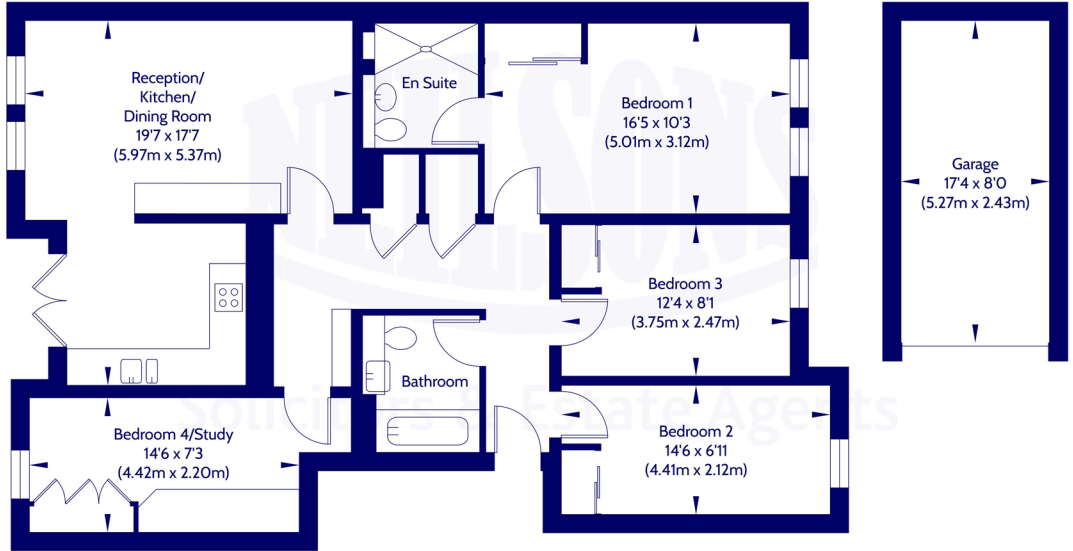
Orchard Brae Avenue is enviably located approximately one mile west of Princes Street within the established residential district of Orchard Brae, ideally placed to take advantage of excellent amenities in neighbouring Stockbridge, Comely Bank and Craigeleith. The fashionable shops, cafes and bars of the West End and Stockbridge are within reasonable walking distance, as are the modern art galleries on Belford Road. A choice of supermarkets including Sainsbury's and Waitrose are close at hand, with Craigeleith Retail Park also offering a selection of high street named shops and superstores including Marks & Spencer. Excellent local bus services provide swift access to the city centre and surrounding areas and a wide choice of recreational facilities are available in the area including sports clubs, parks and green spaces. Highly regarded schooling is close by in both the state and private sectors from nursery to secondary level.



Approx. Internal Area 97.21 Sq M / 1046 Sq Ft.

Not to scale. For identification only.

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Ground Floor

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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