



39/6 Orchard Brae Avenue

ORCHARD BRAE | EDINBURGH | EH4 2UP



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Flat 6, 39 Orchard Brae Avenue is an immaculately presented south facing flat with lift access. Situated on the second floor of a mature, established development, the property has easy access to excellent local amenities and is within a short commute to the city centre.

Welcoming hall with storage cupboards; bright and spacious living room with south-facing bay window; modern breakfasting kitchen with a range of wall mounted and floor standing units and integrated appliances; double bedroom 1 with built-in-wardrobes; double bedroom 2 with built-in-wardrobes; family bathroom with a white three-piece suite comprising WC, wash hand basin and bath with shower over.

Communal landscaped grounds. Allocated space within the secure residents' garage.

Gas central heating. Double glazing.

All fixtures and fittings are included in the sale and whilst believed to be in working order no warranties will be given and are sold as seen. Integrated appliances include the fridge freezer, oven, dishwasher, 5-ring gas hob and washing machine and all are included in the sale.

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

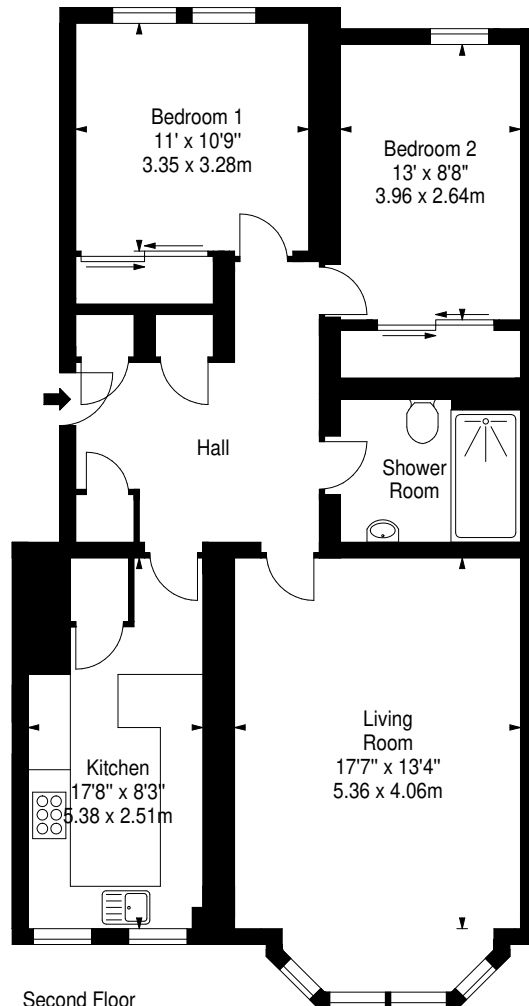




Orchard Brae Avenue,
Edinburgh,
Midlothian, EH4 2UP



Approx. Gross Internal Area
942 Sq Ft - 87.51 Sq M
For identification only. Not to scale.
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Location

Orchard Brae Avenue is a small and exclusive residential development which lies approximately one mile west of Edinburgh's City Centre. Nearby Stockbridge features an excellent array of boutique shops, cafes and restaurants as well as a Waitrose supermarket. Inverleith Park is close by and leisurely strolls along the Water of Leith walkway and the world-renowned Royal Botanical Gardens make the perfect escape from the hustle and bustle of city life. There are numerous sports clubs within the immediate area offering everything from Westwoods Health Club to rugby at The Accies and The Grange Club also features cricket, hockey, squash and tennis sections. The extensive network of cycle paths across Edinburgh are accessible from Craighleith and bus stops on Queensferry Road and Orchard Brae provide quick and easy access to the city centre and other parts of Edinburgh. Local schooling both in the private and public sectors is well-represented from nursery to secondary level. The property is also well positioned for road access to the City Bypass, Edinburgh Airport and the Queensferry Crossing, making the road network of central Scotland easily accessible.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2023 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.