



18 Orchard Brae Gardens West
Orchard Brae, Edinburgh, EH4 2HL





18

Orchard Brae Gardens West

Three bedroomed terraced house in the Orchard Brae area requiring renovation and decoration throughout.

- Terrace house
- Renovation and decoration required
- Double glazing
- Front and rear gardens
- Single car driveway
- Allocated parking space in private lane
- Lounge/dining room
- Kitchen
- 3 bedrooms
- Bathroom with shower

Home Report: £330,000

EPC Rating: C



This three bedroomed Terraced House requires renovation and decoration throughout but offers a clean slate for a variety of buyers looking to take on a DIY project.

The property opens to an entrance hall with under stairs storage cupboard. A bright dual aspect lounge/dining room with a fireplace and serving hatch from the kitchen. The kitchen offers wall and base units, electric oven, gas hob, dishwasher, fridge, freezer and door to the rear garden. Upstairs there are 2 bedrooms to the front and another to the rear. A tiled bathroom with 3 piece suite with shower over the bath completes this property.

The property benefits from double glazing, private front and rear gardens, driveway and allocated parking space within a private lane.

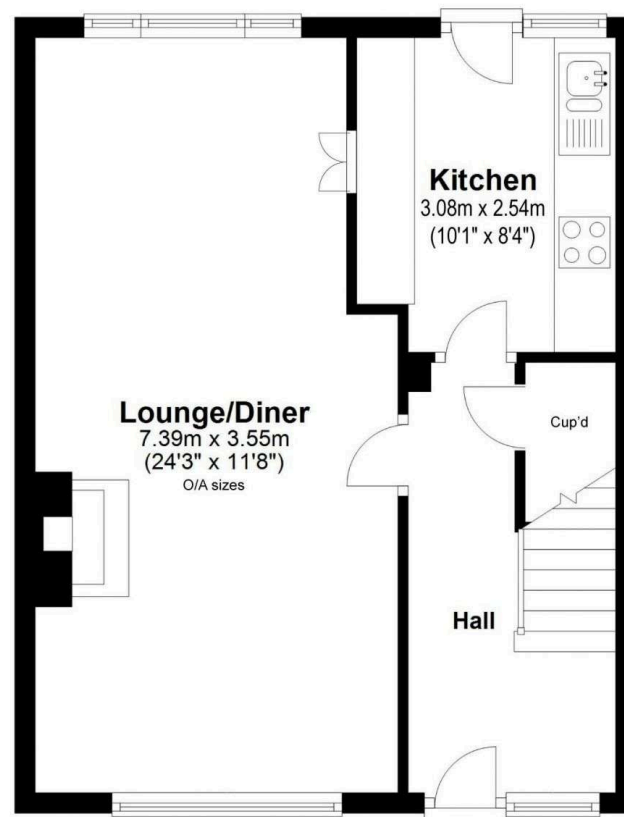
Extras - To include the aforementioned white goods (no warranties to be given)

NB - please note the gas central heating is not currently in working order.



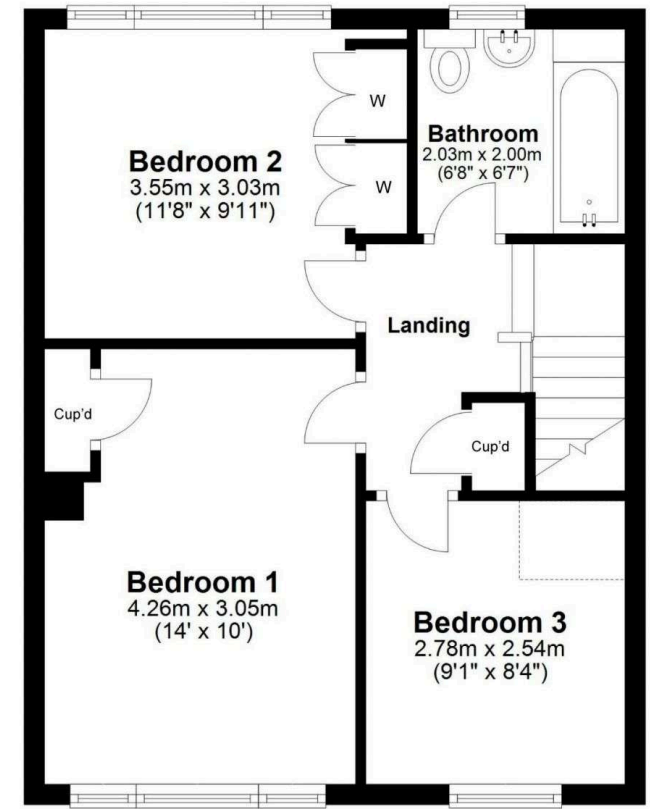
Total Area: approx. 84.0 sq.metres (904.1 sq. feet)

Promising a desirable central location, ideal for city professionals and families, Orchard Brae lies within walking distance of the heart of Edinburgh. Enjoying easy access to beautiful open spaces and renowned cultural venues, the area is situated close to the scenic Water of Leith walkway leading to the picturesque Dean Village and the Scottish National Galleries of Modern Art. The area hosts a fitness club, whilst Ravelston and Murrayfield provide delightful courses for a relaxing round of golf. In addition to nearby Princes Street and the capital's West End, Orchard Brae is served by high-street retail outlets and a Sainsbury's superstore at Craighleith Retail Park, as well as an eclectic range of independent shops, cafes, pubs and eateries in charming Stockbridge. Excellent state schools fall within the areas catchment, whilst the renowned independent ESMS schools are also situated within the local area. Orchard Brae enjoys fantastic public transport links across the city, as well as swift access to the Forth Road Bridge, Edinburgh Airport and the motorway network.



Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



First Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



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