

COULTERS[®]

45/7 ORCHARD BRAE AVENUE

ORCHARD BRAE, EDINBURGH, EH4 2UP

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

45/7 Orchard Brae Avenue is a delightful bright, spacious and airy top (3rd) floor, two bedroom flat, forming part of an established modern development at Orchard Brae. The property has delightful leafy views across to the architecturally impressive Fettes College on one side and the equally engaging Stewart's Melville College on the other. Superbly situated for access into the city centre, this lovely apartment offers bright and well maintained accommodation, including a stylish, modern kitchen and bathroom, along with acoustic double glazing, beautiful engineered wood flooring in the hall and kitchen.



KEY FEATURES



Engaging top floor flat with lovely views.



Two double bedrooms, both with fitted wardrobes.



Extensive landscaped grounds.



Allocated parking space in a secure garage & additional residents parking..



Located in the popular area of Orchard Brae.



Excellent local amenities nearby.



The south facing bay windowed sitting room is flooded with natural light and offers well proportioned living accommodation, whilst the dining kitchen benefits from wall and base mounted cabinetry with a contrasting wood effect worktop and integrated appliances. Metro style tiling adds a splash of colour, whilst there is space for a table and chairs for dining. The two double bedrooms both have a lovely outlook to the rear and benefit from fitted wardrobes and carpets. The stylish bathroom has a three piece suite comprising; bath (with shower over), WC and wash hand basin. Storage is plentiful with two shelved storage cupboards in the hall and additional attic storage (approximately 25sqm, also accessed from the hall) with a Fakro ladder. The development sits on extensive landscaped grounds and flat benefits from an allocated residents parking space in the resident's garage. A railing is situated behind the space, for locking up bikes and there is extra on-street resident's parking. Metered parking is available on the surrounding streets.





THE LOCAL AREA

Orchard Brae is a fabulous city location within walking distance of Edinburgh's city centre and vibrant Stockbridge. Due to its position, there are excellent leisure and retail amenities at hand, including Waitrose at Comely Bank; Sainsburys and other well-known retailers at Craighleith Retail Park; and an array of fashionable bars, restaurants and shops in Stockbridge including The Scran and Scallie, The Raeburn and Hectors.

The beautiful open spaces of Inverleith Park and the Water of Leith are less than 20 minutes' walk away. Excellent schooling is available in both the private and state sectors including Stewart's Melville College, Mary Erskine School, Flora Stevenson Primary and Broughton High School. Whilst Princes Street and the West End are within walking distance, regular bus services from Orchard Brae Avenue can take you there in 10 minutes. Haymarket Railway Station and the Tram link for the Airport are walkable in a little over 20 minutes.

EXTRAS

All blinds, curtains, light fittings, kitchen appliances and fitted floor coverings are included in the sale price.

The factor for the development is Redpath Bruce with approximate factoring monthly charges of £88 which includes buildings insurance, stairwell cleaning, garage maintenance and gardening.



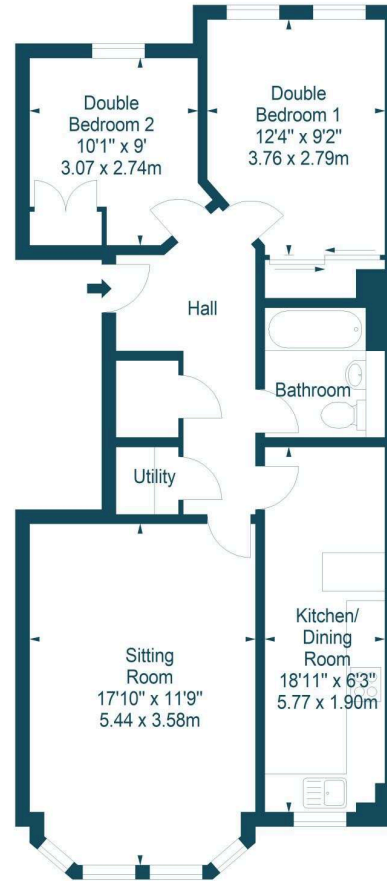


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Orchard Brae Avenue,
Edinburgh,
Midlothian, EH4 2UP



Approx. Gross Internal Area
705 Sq Ft - 65.49 Sq M
For identification only. Not to scale.
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Third Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

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.

All systems and appliances in the property are sold as seen and no warranties will be given.