


COULTERS®

65 ORCHARD ROAD

CRAIGLEITH, EDINBURGH, EH4 2EX

 5 BED  2 BATH  2 PUBLIC



TAKE A LOOK INSIDE

65 Orchard Road is a beautifully presented, five bedroom detached property with a generous south facing garden, creating the perfect family home. The property is ideally situated in the highly desirable area of Craigleith, to the northwest of the city centre. The extremely engaging accommodation is set over two levels and offers the potential of flexible accommodation. The delightful sitting room looks out to the front of the property with a beautiful mantelpiece (with open flame gas fire) forming a lovely focal point in the room.

KEY FEATURES



Bright and spacious detached property.



Five double bedrooms.



Generous, south facing private rear garden.



Garage plus off-road parking for up to 4 cars.



Located in the popular area of Craigleith.



Excellent local amenities nearby.



The heart of the home is the stunning dual aspect kitchen dining room, flooded with additional natural light from the overhead skylights. Wall and base mounted cabinetry with a separate island creates a stylish, yet practical cooking space, whilst there is plenty of space for all to congregate in the dining / sitting area. A handy utility room is situated off the kitchen area.

The living room can also be utilised as study or 5th bedroom, whilst the principle bedroom offers tranquil views of the rear garden.

A sleek, stylish modern bathroom is also located at ground level comprising; bath (with mains powered shower over), WC and wash hand basin.





MORE INFORMATION

On the first floor you will find a further three attractive double bedrooms and a contemporary shower room (with large shower cubicle, WC and wash hand basin). Heating and hot water are provided by a gas central heating system and double glazing is fitted throughout.

The property benefits from a garage and a private driveway, which provides off road parking for several vehicles.

Behind this, there is a gate to a fully enclosed private, south facing garden which has been well maintained and is home to a delightful sunny seating area.

EXTRAS

All blinds, light fittings (with the exception of the central light in the living room/double bedroom 5), fitted flooring, wardrobes in double bedroom 4 and integrated appliances are included in the sale price.









THE LOCAL AREA

Craigleith is situated northwest of the city centre with excellent local amenities and only a short journey from Edinburgh's West End & cosmopolitan Stockbridge.

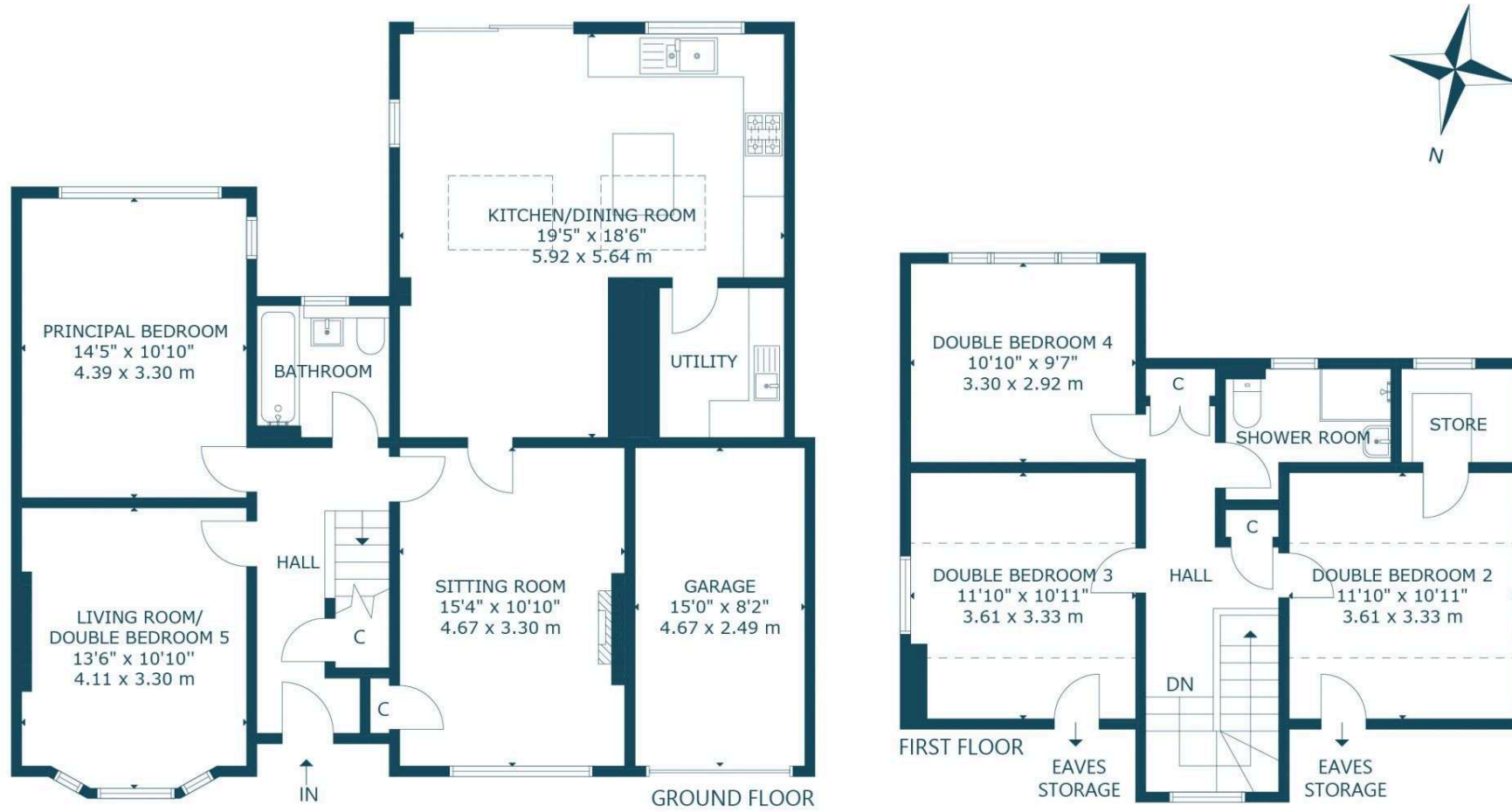
Craigleith Retail Park is within proximity offering several retail shops including a Sainsbury's & Lidl supermarkets, Marks and Spencer, Boots and Homebase. The Water of Leith Walkway, cafés and boutiques of Stockbridge, Comely Bank, the Gallery of Modern Art, and the West End are within walking distance from the property.

Nearby are the green open spaces of Ravelston and Murrayfield golf courses, Inverleith Park, Royal Botanic Gardens and enjoyable walks can be taken on Corstorphine Hill.

The area is also well located for anyone working at the Western General Hospital or Fettes Police Station. Both public and private sector schools in the immediate area include, Flora Stevenson Primary, Broughton High, Fettes College, Stewart's Melville, Mary Erskine's, St George's School for Girls and The Edinburgh Academy.

Excellent bus services regularly run into the city centre and surrounding areas, and both Haymarket and Waverley Stations are easily accessible, as is Edinburgh Airport, the Forth Road Bridge/Queensferry Crossing and all major motorway networks.





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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,554 SQ FT / 145 SQ M
 GARAGE 125 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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 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.