



2 (3f2) Orchard Brae, Edinburgh, EH4 1NY

Description

Extremely spacious third floor flat with lift access to all floors and pleasant views of the Edinburgh skyline. It offers generous family accommodation and is only a short walk from the City Centre. It has access to a private car park and there are extensive well-tended landscaped communal gardens. It also has a private external storage cupboard and store room on the ground floor level, which could be used for bikes or even gym equipment.

The accommodation comprises:

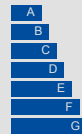
- Vestibule
- Welcoming entrance hall with two storage cupboards
- Spacious living room with bay window with westerly aspect, gas fire, cornicing and archway through to the dining room
- The kitchen is fitted with a range of wall and base mounted units, laminate worktops and appliances including electric hob, oven, washing machine, fridge freezer and dishwasher
- Three spacious double bedrooms with built-in wardrobes
- Good sized fourth bedroom / study with built-in wardrobes
- Family bathroom with WC, wash basin and bath with shower over
- Fully tiled second bathroom bath with mains pressure shower, WC and wash basin with vanity unit



VIEWING DETAILS

Please call DMD Law 0131 316 4666 or check online for the up to date price information and viewing arrangements.

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Location

The property is situated within the Dean area of Edinburgh adjacent to Comely Bank, Stockbridge and Orchard Brae and within walking distance of Edinburgh's West End. Nearby Stockbridge has many bars, bistros and restaurants. Local shopping facilities include a Waitrose supermarket at Comely Bank Road, an M&S Food store and Sainsbury's Local within Stockbridge and a range of national stores at Craigleith Retail Park. There are excellent leisure facilities available within the nearby area including Inverleith Park, the Royal Botanic Gardens, Dean tennis club and the Grange sports club. From a commuting perspective there are frequent bus services running from Queensferry Road and it is close to Haymarket railway station. It lies in the school catchment for Flora Stevenson Primary School and Broughton High School and there are many leading independent schools nearby including Erskine Stewart's Melville, Fettes, St George's and Edinburgh Academy.

Monthly charges

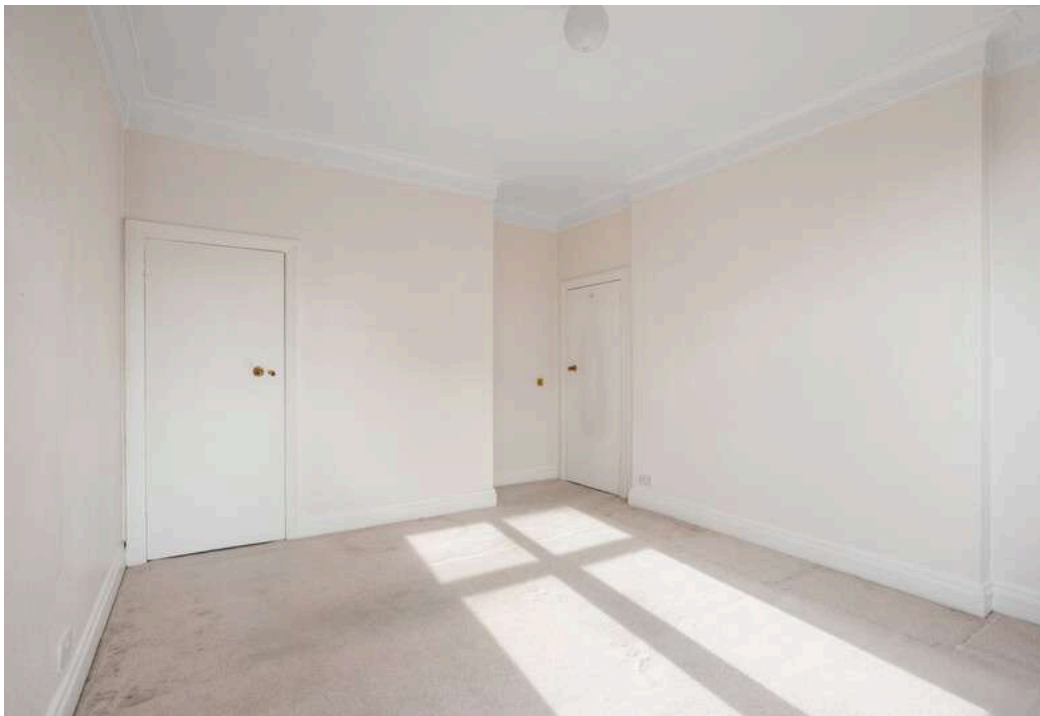
A Residents association arranges communal repairs and maintenance and there is a monthly factoring fee of around £60.

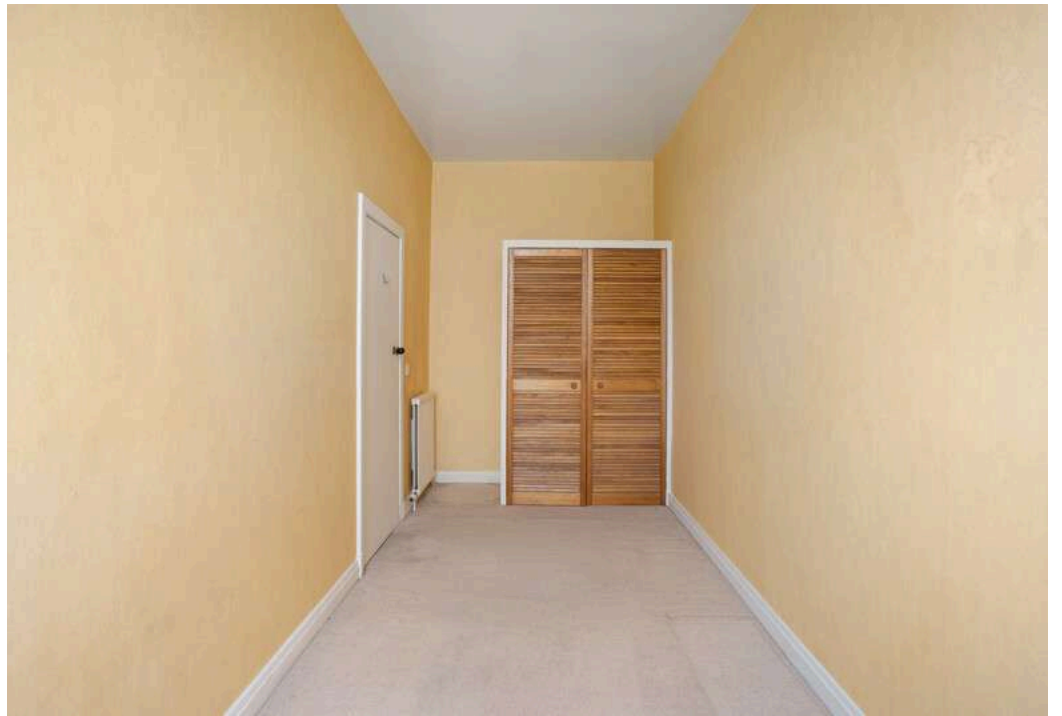
Extras

The fixed floor coverings, blinds and kitchen appliances are included in the sale. The warranty for the services, the central heating system and kitchen appliances is excluded.

Council tax - Band G









Virtually renovated image





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Third Floor

Total Area: 166.7 m² ... 1795 ft²

All measurements are approximate and for display purposes only.

DMD SOLICITORS & ESTATE AGENTS

Offers can be submitted in writing, fax or email:

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