



6/1 Orchard Brae Avenue, Edinburgh, EH4 2HP



Welcome

A beautifully proportioned lower ground floor flat, quietly positioned to the rear of the building. All rooms are generous in size with excellent storage and complemented by an abundance of natural light. The property further benefits from gas central heating, double glazing, well maintained grounds, private storage in the communal area and residents parking. The building is factored by Trinity Factors at a cost of approx £82pm.

- Spacious lounge giving ample space for lounge and dining room furniture, patio doors giving access to a balcony which gives a perfect space for relaxing in the evening or for morning coffee.
- The kitchen has a good range of lower and upper units, good worktop space, electric oven, gas hob, sink situated below window with pleasant views, large larder style storage area.
- Entrance hall with cupboard space.
- 2 double bedrooms, both with storage.
- Shower room with window giving natural light, heated towel rail, walk in shower cubicle with electric shower, white wc and wash hand basin.
- The rooms have been freshly decorated and new flooring throughout allowing any buyer to move in with ease.





Orchard Brae

This property offers a convenient central position within the ever-popular Orchard Brae district. An array of supermarkets and larger stores can be found at Craighleith Retail Park and a Waitrose supermarket in nearby Comely Bank. Edinburgh's vibrant West End and Stockbridge district is a short walk away with regular bus services available on the adjacent Orchard Brae and excellent bus routes travelling along the nearby Queensferry Road. For the commuter there is convenient access to the City Bypass and Scotland's central motorway network, Edinburgh Airport and Queensferry Crossing. Leisure amenities are amongst the best in the city with several golf courses, the Water of Leith Walkway, the beautiful open spaces of Inverleith Park & The Royal Botanic Gardens. There is an excellent choice of public and private schools nearby from nursery to secondary level.

Extras

The property is sold as seen and all light fittings, window coverings, washing machine and microwave are included in the sale,



Get in touch

 mcdougallmcqueen.co.uk

 property@mcdougallmcqueen.co.uk

 0131 240 3818

Property Hub:

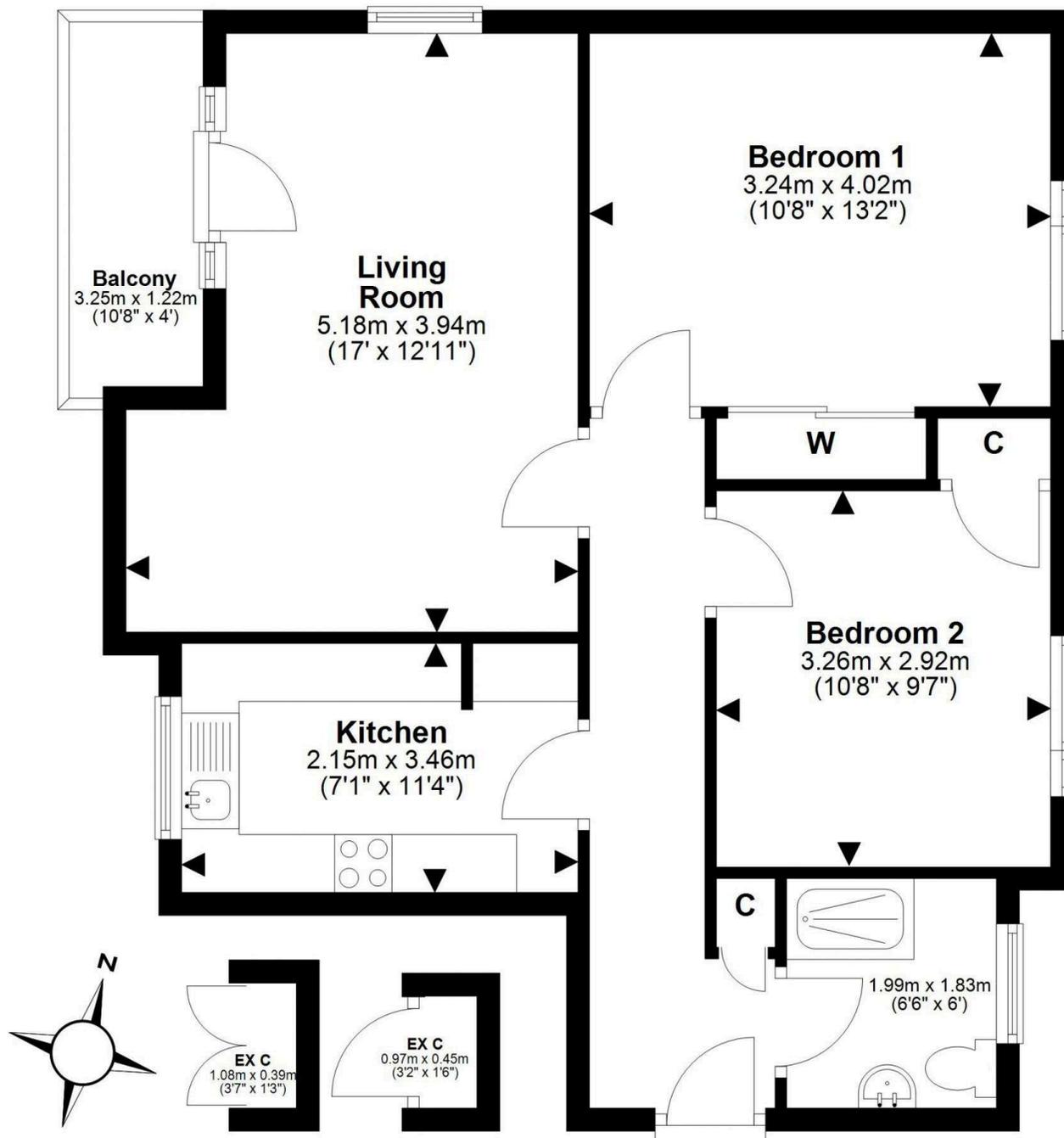
25-27 High Street, Dalkeith
EH22 1JB

Bruntsfield Office:

103-105 Bruntsfield Place,
Edinburgh EH10 4EQ



Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.