



44 Orchardhead Road, Liberton, Edinburgh, EH16 6HP

Delightful three-bedroom detached bungalow with gardens, driveway, garage & panoramic views

URQUHARTS
EDINBURGH



DESCRIPTION

44 Orchardhead Road is a delightful, generously proportioned three bedroom detached extended bungalow with front and rear gardens, driveway and garage. Superbly situated in the desirable Liberton area with panoramic views over Edinburgh and towards the Forth, excellent local amenities and schools and is a convenient distance to the city centre & surrounding areas.

Entrance vestibule and welcoming hallway; bright bay windowed living room overlooking the front garden offering views towards Salisbury Crags and Arthurs Seat; spacious dining room with direct access to the rear garden; fitted kitchen with wall and base units and appliances leading to the conservatory/sunroom and rear garden; two double bedrooms, one with en-suite shower room; and bathroom with three-piece suite. On the upper level, master bedroom with an en-suite shower room and Velux windows offering views towards Edinburgh Castle and the Forth; and a box room, currently used as a walk-in wardrobe / dressing room and storage room.

ACCOMMODATION

Entrance vestibule & hall. Living room. Dining room. Kitchen. Conservatory. Three double bedrooms (two en-suite shower rooms). Bathroom.

Gas central heating. Double glazing. Well-maintained front, side and rear gardens, mainly laid to lawn with patio area and mature borders. Driveway and double length garage with storeroom / workshop to the rear. Cellar. Full monitored IQ burglar alarm system.

LOCATION

Liberton is a popular residential area which lies approximately three miles southeast of the city centre. Local shops and services cater for everyday needs, and a short drive away there is Cameron Toll Shopping Centre with a range of shops and a Sainsbury's supermarket, and Straiton Retail Park with a variety of larger retail shops including Marks & Spencer Food Hall. Recreational facilities include Blackford Hill and the Hermitage of Braid for lovely walks, Gracemount Leisure Centre with pool and fitness complex, The Braid Hill Golf Course and driving range,





Liberton Golf Course, Craigmillar Park Golf Club and Tower Farm Riding Stables. The Royal Infirmary of Edinburgh is also within easy reach. Regular buses run to and from the city centre and surrounding areas, and the City Bypass can be easily reached giving quick access to the main motorway network, Edinburgh Airport and The Forth Road Bridge/Queensferry Crossing. Catchment schools include Liberton Primary and High School, St Catherine's RC Primary, and St Catherine's RC Primary and Holyrood RC High. The property is also conveniently located for the University of Edinburgh Little France and King's Buildings campuses.

INCLUDED IN SALE

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

PRICE AND VIEWING

For price and viewing arrangements please contact Urquharts 0131 556 2896

HOME REPORT

The Home Report is available at www.espc.com or by contacting Urquharts Property on 0131 556 2896 or email: property@urquharts.co.uk. All interested parties are advised to view the Home Report prior to viewing the property.

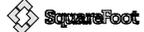
The property has a Council Tax Band **G**

The property has an Energy Rating Category **C**

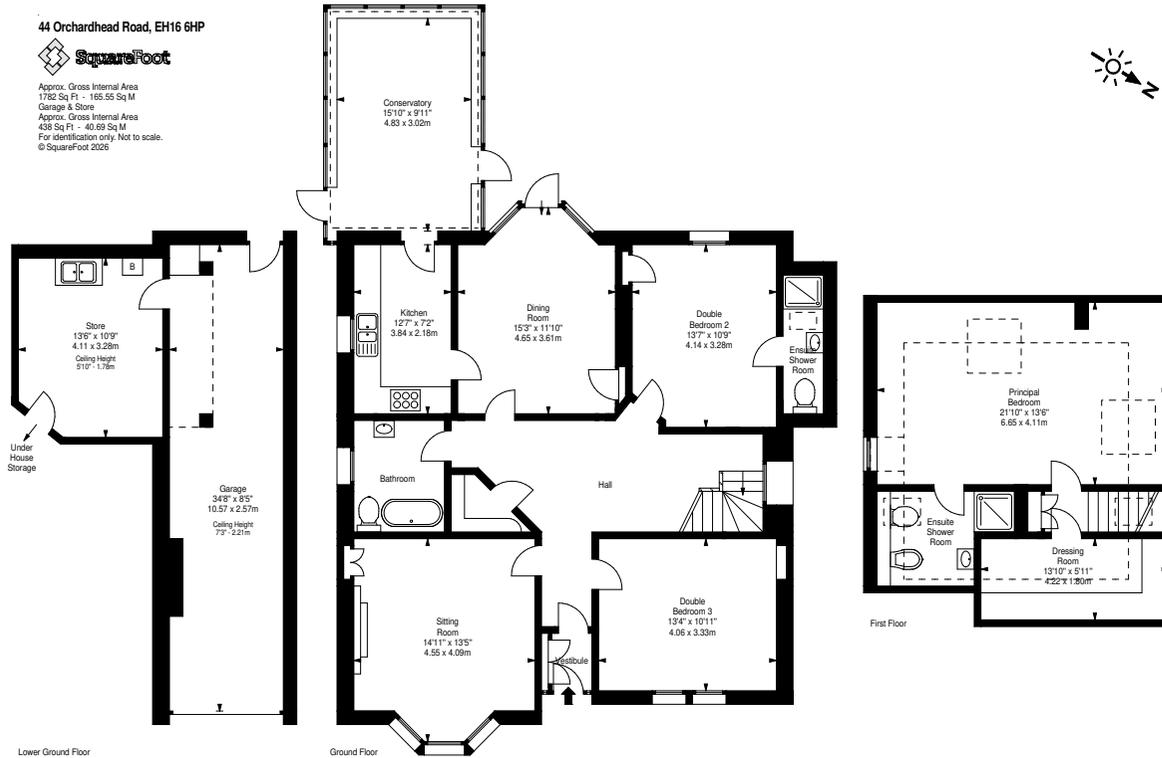
Tenure Freehold



44 Orchardhead Road, EH16 6HP



Approx. Gross Internal Area
1782 Sq Ft - 165.55 Sq M
Garage & Store
Approx. Gross Internal Area
436 Sq Ft - 40.69 Sq M
For identification only. Not to scale.
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NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this

has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email property@urquharts.co.uk.