



78/7 Orchard Brae Avenue

Orchard Brae, Edinburgh, EH4 2GA



VMH ESTATE AGENTS



Delightful third floor modern flat with superb views & garage

- Welcoming hall
- Sitting/dining room - bay window
- Spacious kitchen/dining room
- 2 generous double bedrooms
- Bathroom
- Superb open views
- Desirable residential area
- Well maintained shared grounds
- Garage, residents' & permit parking
- Gas central heating & double glazing



Offers Over: £330,000

EPC Rating: B

Council Tax: F

Tenure: Freehold

Further information can be found in the home report.

vmh.co.uk

About the Property

Delightful 2 bedroom third floor flat forming part of a desirable development in the sought after residential area of Orchard Brae. Orchard Brae is in a particularly convenient location being within easy walking distance of the West End and City Centre, as well as all the amenities in Stockbridge.

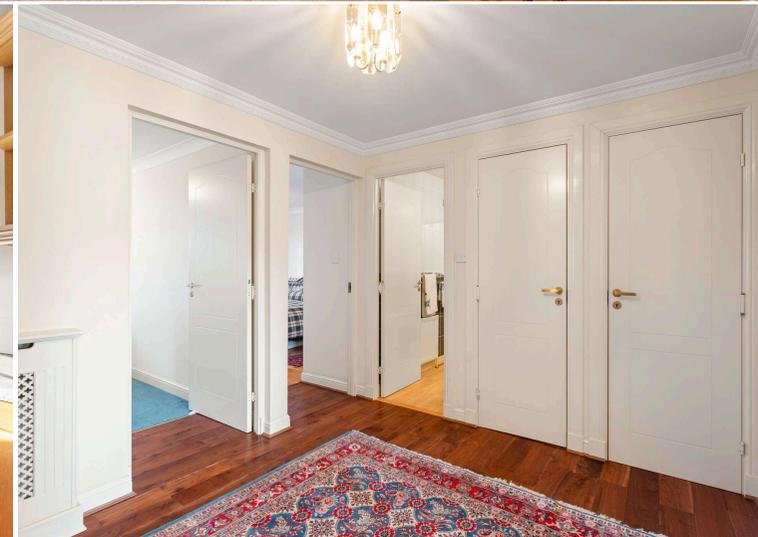
The interior of the property is bright and generously proportioned throughout and benefits from superb open views and a separate garage located within the development.

Management

The development is factored and maintained by Myreside Property Management and the quarterly charges are approximately £260 which includes buildings insurance.

Extras

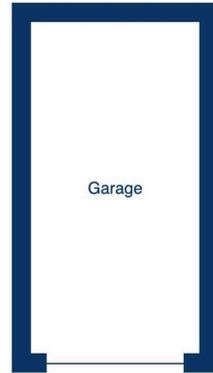
All fitted floor coverings, curtains, curtain poles, blinds, light fittings, hob, double oven, extractor hood, fridge/freezer and washing machine are included in the sale price.





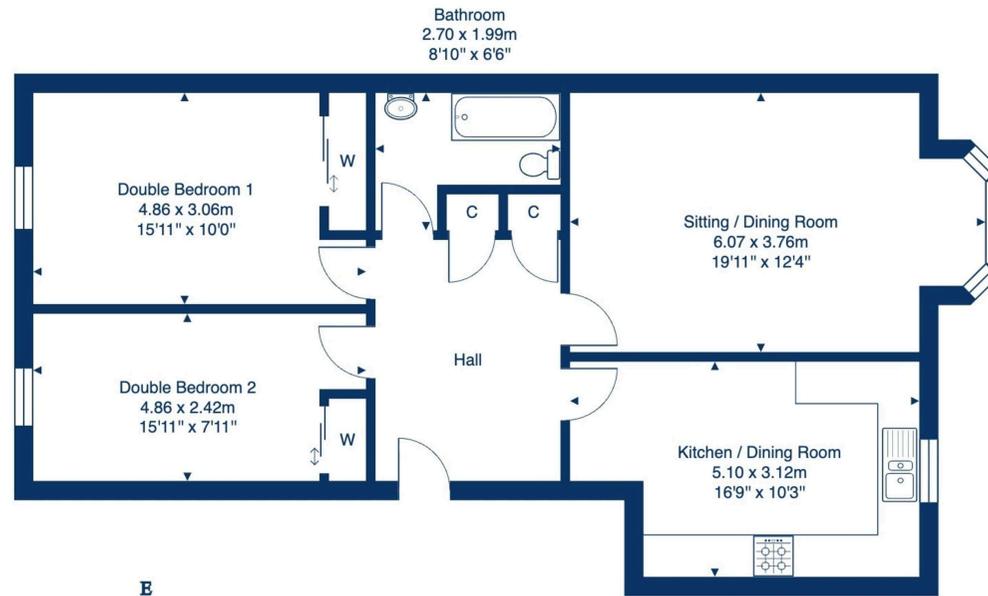
Location

Orchard Brae lies within easy walking distance of the commercial and cultural centre of the city and is close to the high amenity area of Stockbridge with fashionable shops, bars and restaurants. The green open spaces of the Royal Botanic Gardens and Inverleith Park are within close proximity and beautiful walks can be enjoyed along the Water of Leith pathways. In addition, both the Dean Gallery and The Gallery of Modern Art are less than 5 minutes stroll away. An excellent bus service runs to and from the city centre and main roads leading to Edinburgh City Bypass, Forth Road Bridge, the A1, M8, M9 and Edinburgh International Airport make this an ideal location for commuters.



Garage

78/7 Orchard Brae Avenue, Edinburgh, EH4 2GA



Third Floor

Total Area: 80.0 m² ... 862 ft²

All measurements are approximate and for display purposes only.



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Although every attempt has been taken to ensure accuracy, the details within the brochure are not guaranteed or warranted and will not form part of any future contract to buy.