



6/4, Orchard Brae Avenue, Orchard Brae, Edinburgh, EH4 2HP

Tastefully-Presented Two Bedroom, Ground Floor Flat

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Property Description

Tastefully-presented, two bedroom, south-facing ground floor flat, set in a modern, factored residential development, and located in the Orchard Brae area, northwest of Edinburgh city centre.

Comprises: an entrance hallway, living room, dining/kitchen, two double bedrooms, and a bathroom.

Features include a modern fitted kitchen with appliances, gas central heating, double glazing, and contemporary flooring.

The development also provides a secured entry system, well-maintained communal halls and landscaped grounds, and residential permit parking.

The entrance hall gives access throughout, and features a built-in store cupboard, and has ample space for outerwear and freestanding storage. Southerly-facing to the front, the bright living room includes wood-effect flooring, plain coving and a contemporary spot light rail.

With two windows set towards the rear, the good-sized kitchen has space for a dinner/breakfast table, and is fitted with wall and base units, stone-effect worktops, a sink with drainer, a tiled surround, washing machine, and an integrated fridge, freezer, electric oven and ceramic hob.

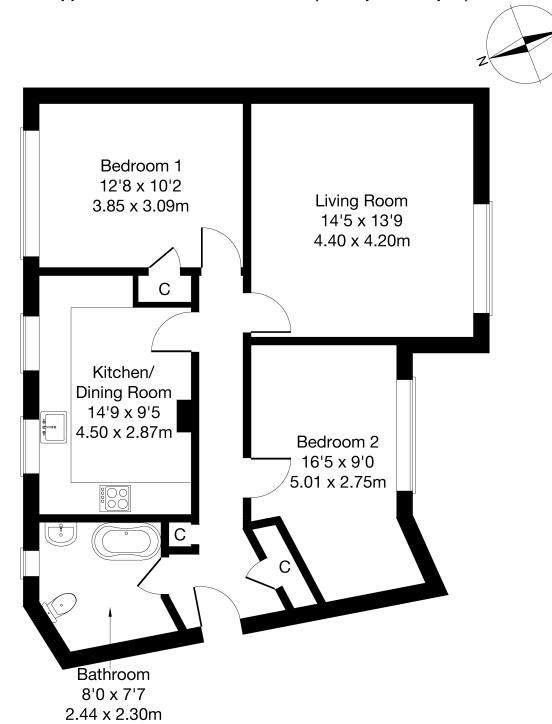
Also rear-facing, bedroom one features carpeted flooring, a spot light fitting, plain coving, and a cupboard. A second double bedroom is set to the front, with fitted wardrobes, carpeted flooring and plain coving.

The generous family-size bathroom is fitted with a three-piece suite, and includes a shower unit over the bath and splashwalls.

A Virtual 360 Tour is available online.

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6/4 Orchard Brae Avenue, Edinburgh EH4 2HP
Approximate Gross Internal Area: (781 sq ft - 73 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Orchard Brae is a highly convenient location, with easy access to both the city centre and to major trunk routes for travel in and around the city. Local amenities are available at Comely Bank, where there is a Waitrose supermarket, while the fashionable area of Stockbridge is just a little further afield. Within close vicinity to the east lies Craighleith Retail Park, with numerous major retail outlets

including a Sainsbury's superstore and many other high-street stores. Leisure includes Inverleith Park, the Royal Botanic Gardens, Cramond waterfront, and a variety of golf courses. Some of Edinburgh's finest state and private schools are available including Royal High Primary, Stewart's Melville College, The Edinburgh Academy, St George's, and Mary Erskine's.





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