



88/6, Orchard Brae Avenue, Orchard Brae, Edinburgh, EH4 2GB

Two Bedroom, Second-Floor Flat

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Property Description

Spacious and beautifully-presented, two-bedroom, second floor apartment, forming part of a modern, lift served and factored residential development. Located in the sought after Orchard Brae area, to the north-west of Edinburgh city centre.

Comprises an; entrance hallway, living/dining room, kitchen, master bedroom with en-suite shower room and a dressing area, second double bedroom, and bathroom.

Features include a modern fitted kitchen, timber framed double glazing, gas central heating, multiple TV / telephone points, and excellent storage provision including bedroom wardrobes. The development also provides landscaped grounds, a secured entry system and an allocated space in a secure residents parking garage.

The large entrance hall affords access throughout and features the secure phone entry system, two separate store cupboards, and wood-effect flooring that carries throughout most of the property. With a rear aspect bay window overlooking the communal grounds, the well-proportioned lounge offers cornice work and ample space for living and dining furniture.

The adjoining kitchen has contemporary fitted units with stone-effect worktops and matching backsplash, and a stainless steel sink set below one of two windows. Appliances include an integrated oven and gas hob with extractor hood above, dishwasher, and space for further whitegoods.

With a modern en-suite shower room and dressing area, the front aspect master bedroom features pendant lighting and excellent storage provision with two built-in wardrobes. Bedroom two, also set to the front, offers a central pendant light fitting, plain covings and ample space for freestanding furniture.

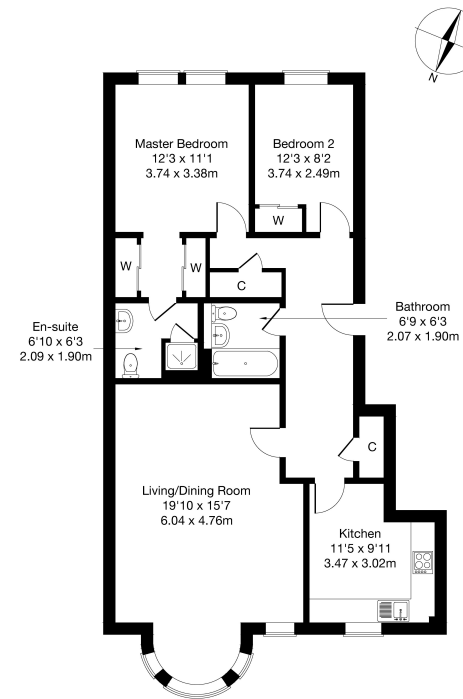
Completing the accommodation and set internally off the hall, the family bathroom has a modern three-piece suite with a shower unit over the bath and panel splash walls.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (990 sq ft - 92 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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