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**53/1 ORCHARD BRAE GARDENS
ORCHARD BRAE
EDINBURGH
EH4 2UQ**

This attractive ground floor flat forms part of a small modern development which is situated within easy reach of the city centre. The apartment has been tastefully refurbished and now displays bright stylish accommodation throughout.

Secure entrance, reception hall, lounge / dining room with feature fireplace, brand new fully fitted IKEA kitchen with integrated appliances, double bedroom with built-in wardrobe, brand new white bathroom with shower, white meter heating, modern double glazing, landscaped gardens and private residents parking.

Offer Over £119,000



DISCRPTION

This attractive ground floor flat forms part of a small modern development which is situated within easy reach of the city centre. The apartment has been tastefully refurbished and now displays bright stylish accommodation with new dOcor and carpets throughout. The layout comprises; a reception hall with cupboard off and access to the majority of rooms. The lounge / dining room has two front facing windows overlooking gardens and displays a feature fireplace. The kitchen which is situated off of the lounge / dining room and overlooks the rear garden displays brand new fully fitted IKEA kitchen with integrated appliances / white goods that will be included in the sale price. The double bedroom has front facing window and features a built in mirrored door wardrobe. Finally the bathroom features a brand new white three piece suite with instant electric shower over the bath and has window to the rear. The apartment's specification includes white meter electric heating and is fully double glazed with modern upvc units. Externally the property is set within landscaped garden grounds that incorporate a resident's private car park.

LOCATION

The property is situated in Orchard Brae, a popular residential area to the west of Edinburgh city centre and only a ten minute walk from the West End and Princes Street. There are good local facilities including a Waitrose shop in nearby Comely Bank, and a wide range of boutique shops, bars and restaurants in the west end and Stockbridge. Recreational facilities in the vicinity include the Royal Botanic Gardens, Inverleith Park, the beautiful walkways along the Water of Leith, the Dean Gallery and the National Gallery of Modern Art. The property is also within walking distance of Craighleith Retail Park with its variety of household shopping names and Sainsburys. A good public transport service provides easy access to the city centre and surrounding areas.





ACCOMMODATION

(All sizes approximate and at widest point)

LOUNGE / DINING ROOM

16'1" x 9'1" (4.93m x 2.76m)

KITCHEN

7'10" x 6'3" (2.38m x 1.91m)

BEDROOM

12'11" x 8'7" (3.94m x 2.60m)

BATHROOM

6'4" x 6'1" (1.93m x 1.85m)

VIEWING

By appointment contact Russel + Aitken on 0131 202 0600 or Client on 07814 203 990

PRICE

Offers Over £119,000

NOTES OF SALE

All services throughout the property are UNTESTED. Any purchasers must satisfy themselves with the condition of any central heating boilers, radiators, gas fires, electric showers and all other installations. Every care has been taken in the preparation of these particulars however no warranty can be given for the accuracy of the details contained herein.



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Schematic Diagram only - Not to scale

