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**46 ORCHARD BRAE GARDENS
ORCHARD BRAE
EDINBURGH**

This modern well presented end terraced villa is situated within easy reach of the City Centre.

Reception hallway, lounge/dining room, modern kitchen, 3 bedrooms, versatile attic room and family bathroom.

Gas central heating and double glazing.
Gardens and double driveway.

Offers around £239,750

Garage available by separate negotiation





GENERAL DESCRIPTION

This modern end terraced villa is well presented throughout and is situated within easy reach of the City Centre. Internally the property's layout comprises; a reception hall with stairs to the upper hall and door to the lounge/dining room. The lounge/dining room has front facing window and French doors overlooking and leading out onto the rear garden. Focal point is the wall set living flame gas fire and feature archway leads to the kitchen. The modern fitted kitchen has window overlooking the rear garden and includes some appliances. The upper hall provides access to all three bedrooms, a versatile attic room and the family bathroom. The property's specification includes gas central heating and all windows are double glazed. Externally the front garden incorporates a double mono block driveway and the rear is fully enclosed displaying sun patio, gravel and planted areas.

SITUATION

Orchard Brae Gardens is situated just north of the City Centre and is within a short walking distance of the excellent local amenities in Comely Bank and Stockbridge including a wide variety of small speciality shops, cafes/bistros and restaurants. For main food shopping there is a supermarket in Comely Bank and Craigleith Retail Park is close by offering a further supermarket and other retail outlets. Just a short stroll over Dean Bridge takes you into the West End and on into the other city centre districts. There is an excellent public transport service operating to most parts of the city. Local schooling includes the highly regarded Flora Stevenson Primary and Broughton Secondary school, along with private schooling at Stewart's Melville, Mary Erskine's and Fettes College.





ACCOMMODATION

(All Sizes Approximate)

RECEPTION HALLWAY

The reception hallway provides access to the lounge/dining room and has stairs with cupboard below leading to the upper hall.

LOUNGE / DINING ROOM

24'4" x 11'6" 7.42m x 3.51m (at widest point)

This dual purpose room has front facing window and French doors overlooking and leading out onto the rear garden. Displays an attractive wall set sealed living flame gas fire and feature archway leading through to the kitchen.

KITCHEN

8'4" x 7'8" 2.54m x 2.34m

This attractive room has rear facing window overlooking the garden. The room features modern units and worktop with matching splash back.

UPPER HALL

The upper hall provides access to all remaining rooms, has hatch with fixed foldaway ladder to the attic and shelved cupboard off.

BEDROOM 1

14'1" x 9'11" 4.29m x 3.04m (at widest point)

This double bedroom has window to the front and features a fitted wardrobe.

BEDROOM 2

10'0" x 10'0" 3.04m x 3.04m

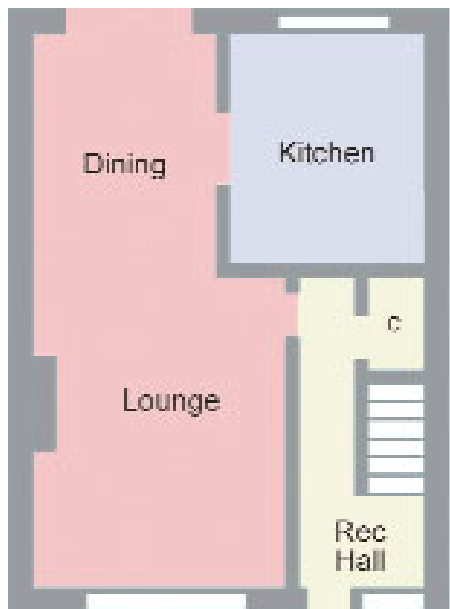
This double bedroom has rear facing window and features a built-in wardrobe.

BEDROOM 3

9'1" x 8'6" 2.78m x 2.60m (at widest point)

This good sized third bedroom has front facing window. Features a fitted wardrobe, built-in cupboard and head of the stair.





Ground Floor Plan



First Floor Plan

Schematic Diagram only - Not to scale

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ATTIC ROOM

14'6" x 12'8" 4.42m x 3.81m

This versatile room with part combed ceiling is accessed off the upper hall, has velux window to the rear and doors to the eaves.

BATHROOM

6'7" x 6'3" 2.01m x 1.92m

This bright room has window to the rear and features a modern white three piece suite with shower attachment over. Displays wall tiling and heated towel rail.

HEATING

The property has a system of gas central heating.

DOUBLE GLAZING

The property is double glazed.

GARDENS

To the front of the property the garden area features a double mono block driveway and mature planted area. To the rear the fully enclosed garden displays paved patio and gravel areas with mature borders.

ENTRY

By Arrangement.

VIEWING

By appointment contact Russel + Aitken on 0131 20 20 600.

PRICE

Offers around £239,750

Garage available by separate negotiation.

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.

