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**48 ORCHARD ROAD
ORCHARD BRAE
EDINBURGH**

A truly immaculate, extended semi detached 1930's bungalow situated within the exclusive area of Orchard Brae and within easy reach of Stockbridge Village.

Vestibule, hall, lounge, kitchen, dining room, family room, study, four double bedrooms, luxury family bathroom and separate shower room.

Double glazing, gas central heating, ample storage, front mono-bloc drive accommodating three cars, large private rear garden, eye catching fixtures and fittings and many extras included in sale.

Offers Over £390,000



GENERAL DESCRIPTION

Number 48 Orchard Road is situated within walking distance to the famous Stockbridge village offering an array of restaurants, bars and bespoke shopping outlets. Internally the flexible, spacious layout is in excellent order through out, comprising of a striking bay windowed lounge, new high specification kitchen with state of the art appliances, rear facing dining room with patio entrance to the garden, study, large rear extension/family room with dual French doors, four double bedrooms, luxury bathroom and an exceptional downstairs shower room with W.C. The property is serviced by gas central heating system and double glazing. The private and rear garden is enclosed by a hedge and has a patio area for outside entertaining, whilst the mono-bloc drive would easily accommodate three cars. Immediate viewing is strongly advised.



SITUATION

Orchard Brae is located within easy walking distance of excellent shopping facilities, a wide range of restaurants, bars, leisure centres and other local amenities which the City Centre provides. There are local and specialised shops in Stockbridge nearby. A regular and frequent bus service operates to various parts of the City.





ACCOMMODATION

(All Sizes Approximate)

VESTIBULE

The property has a traditional front door in keeping with the age of the property, within the vestibule there is quarry tiled flooring and the electric and gas box are to the right hand side. Inner door leads to hallway.

HALLWAY

17'5" x 5'1" (5.33m x 1.52m)

A spacious hallway, offering a large cupboard to the left hand side and access to the lounge, kitchen, dining room, master bedroom and second double bedroom at ground level.

LOUNGE

16'7" x 10'8" (5.11m x 3.31m)

A simply stunning bay windowed lounge with coving and smoke alarm fitted to ceiling, stripped floorboards, granite style plinth and hearth complimenting a living flame fire place with fire surround. Modern wall lights controlled by a dimmer switch.

KITCHEN

11'5" x 9'8" (3.51m x 2.98m)

A superb fitted kitchen with an array of wall and base mounted units at high and low level with under unit lighting, Italian stylish tiled splash back compliments the mottled effect work surfaces which incorporate the modern sink with draining board and mixer tap. The range cooker with 5 ringed hob, integrated Bosch dishwasher, washing machine, tumble dryer, an impressive double doored American style fridge freezer with ice make, separate beverage cooler and built-in-microwave are all included in the sale. Tiled effect flooring. Kick board spotlights. Windows and access to drive.

DINING ROOM

15'4" x 10'8" (4.70m x 3.30m)

A substantial sized dining room located close to the kitchen, it has double patio doors leading to an outside dining area. Carpeted floor, curtains, picture rail, coving and stairs to the upper bedrooms.

FAMILY ROOM

20'6" x 10'5" (6.38m x 3.21m)

Large, spacious room with dual access through French doors to the rear garden. Laminate flooring. Wall lights

STUDY

The study is located between the family room, shower room and dining room. Halogen lighting and laminate flooring.

MASTER BEDROOM

15'7" x 8' (4.49m x 2.43m)

Peacefully located to the rear of the property, it has a large built in wardrobe and a large window to the rear.

BEDROOM 2

15'8" x 11'7" (4.84m x 3.57m)

Upper floor good size double bedroom front facing with a double glazed window, a carpeted floor and ample space for bedroom furniture

BEDROOM 3

15' 9" x 7'8" (4.82m x 2.39m)

Also an upper floor double bedroom with built in wardrobe with mirror sliding doors, a rear facing window and a carpeted floor.

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Schematic Diagram only - Not to scale

BEDROOM 4

10'3" x 9'8" (3.13m x 2.99m)

Located to the front of the property at ground level. Stripped floors and wooden slatted blinds.

BATHROOM

8'1" x 5'6" (2.48m x 1.70m)

Fully tiled, located on the first floor. Matching three piece suite with shower over panelled bath with swivel shower screen, a built in basin to vanity cabinet and a WC. Privacy window to rear, ladder style radiator and halogen lighting.

SHOWER ROOM

7'8" x 7'4" (2.22m x 2.15m)

A beautifully presented luxury shower room at ground level, it has a curved cubicle with power shower, Porcelenosa tiled floors and walls, built in basin to vanity area and cupboard underneath, WC and a ladder style radiator.

GARDENS

To the rear of the property there is a private and secluded garden enclosed by a hedge and laid to lawn. To the front of the property there is a large driveway that could easily accommodate three cars.

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.

ENTRY

By Arrangement

VIEWING

By appointment telephone Russel + Aitken on 0131 315 2638.

PRICE

Offers Over £390,000