



72

**72/4 ORCHARD BRAE AVENUE
ORCHARD BRAE
EDINBURGH**

Excellent opportunity to purchase an impressive and extremely spacious first floor 3 bedroom flat in a modern development.

Hall. Bay windowed lounge. Dining room/ bedroom 4. Kitchen with integrated appliances. 3 double bedrooms. Master en-suite and bathroom.

Double glazing. Gas central heating. Ample storage. Secure underground designated parking. Further residents' parking. Attractive and well maintained shared grounds.

Fixed Price £285,000





GENERAL DESCRIPTION

72/4 Orchard Brae Avenue is one of the larger 3 bedroom flats situated on the first floor within a modern development. The accommodation is spacious, bright and well presented. It comprises a reception hall giving access to the main bathroom and main rooms. To the rear of the property there is a bay windowed lounge, a well equipped kitchen with integrated appliances and the dining room/bedroom 4 all benefiting from the pleasant garden outlook. The master bedroom with en-suite and two further double bedrooms are situated to the front. The property is served by Gas central heating and is fully double glazed. Designated parking bay (number 11) in the residents'

garage with further residents' parking to the front of the building. Must be viewed.

SITUATION

Orchard Brae is located within easy walking distance of the West End and Stockbridge Village where varied shopping facilities, leisure and other local amenities are provided. A regular and frequent bus service operates to various parts of the City.





ACCOMMODATION

(All Sizes Approximate)

HALL

Spacious reception hall. Coving. Ceiling fitted spotlights. Intercom system. Smoke alarm. Fitted carpet.

LOUNGE

21'9" x 12'1" (6.63m x 3.70m)

Situated to the rear with large bay window. Attractive outlook. Coving. Fitted carpet.

KITCHEN

14'2" x 7'6" (4.31 x 2.30m)

Modern and well presented kitchen with a good range of base and wall units which compliment the work surfaces. 1 1/2 bowl sink with waste disposal unit. Double oven with grill and four burner gas hob. Extractor hood. Integrated fridge, freezer and automatic washing machine. Window to rear. Storage/airing cupboard containing the hot water tank. Laminate tiled effect flooring.

DINING ROOM

14'2" x 8'6" (4.32m x 2.59m)

A spacious room which could be used as a 4th double bedroom. Twin windows. Coving. Fitted carpet.

MASTER BEDROOM

17' x 11'4" (5.19m x 3.45m)

Large twin window to front. Coving. Storage is provided in the way of a large double built in wardrobe with mirror sliding doors. Fitted carpet. Door leading to the en-suite.

EN-SUITE

6'8" x 6' (2.04m x 1.84m)

Luxury en-suite with fully tiled enclosed shower cubicle with electric shower and bi-fold door. Partially tiled. Pedestal wash basin and WC. Extractor fan. Laminate tiled effect flooring.

BEDROOM 2

13'8" x 9'2" (4.22m x 2.80m)

Spacious second double bedroom with window to front. Double built-in wardrobe. Pleasant views. Fitted carpet.

BEDROOM 3

13'9" x 8'2" (4.21m x 2.50m)

Double bedroom which is currently being utilised as a home office. Double built-in wardrobe with mirror sliding doors. Views to gardens. Fitted carpet.

BATHROOM

8'2" x 6' (2.49m x 1.83m)

Modern and attractively presented comprising a bath with mains shower over. Tiling to splash areas. Pedestal basin. WC. Extractor fan. Laminate tiled effect flooring.

GARAGE

Private parking space (number 11) within secured garage accessed by a remote control door.

GARDENS

The attractive and well maintained gardens are mainly laid to lawn with flower beds.





FACTORING

Charles White Ltd property management's fee is approximately £180 per annum which includes the cost of the maintenance of all common parts and the garage. There is an additional annual premium for the Buildings Insurance.

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

Thursday 7-9pm, Sunday 2-4pm or by appointment telephone Russel + Aitken on 0131 315 2638.

PRICE

Fixed Price £285,000

sold on style™

If you are, call us to find out more about our bespoke service.