



Solicitors & Estate Agents



Fixed Price

£320,000

96/4 Orchard Brae Avenue

Orchard Brae | Edinburgh | EH16 5TH

This is a lovely, generously proportioned 2-bedroom 1st floor flat set within an established modern development with attractive landscaped gardens and secure resident's parking, quietly positioned within a cul-de-sac setting in the ever popular Orchard Brae district, within easy reach of Edinburgh's City Centre.

-  2 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Communal gardens
-  Secure resident's parking
-  EPC Rating – C
-  Council Tax Band - F



virtually staged by **HOMELi**

Description

Offered to the market in move-in condition, this lovely apartment shall undoubtedly appeal to the professionals or families alike seeking a great home in a desirable location. The property would also make a great rental investment given the close proximity of the Western General Hospital and Edinburgh College. Having recently been redecorated, with new carpets throughout together with a recently upgraded bathroom, the property is a must see to be fully appreciated. In brief the accommodation comprises; lovely welcoming hallway with great storage provisions, there is a corner sittingroom/diningroom with dual aspect with excellent views towards Fettes College. The modern fitted kitchen/diner has a built-in gas hob, electric oven and hood with integrated fridge freezer. The principal front-facing bedroom is fitted with double built-in wardrobes and sizeable en-suite shower room. Double bedroom two, again benefits from built-in storage and the recently upgraded, extensively tiled bathroom offers a contemporary three piece white suite with electric shower over the bath. Further benefits include double glazing, gas central heating with combi boiler and a secure communal entryphone system.



virtually staged by **HOMELi**



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This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.

Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in gas hob, electric oven and hood and interested fridge freezer and free standing washing machine.

Gardens and parking

The property is set within attractive manicured communal gardens with a 3 level secure car park providing valuable off-street resident's parking.

Factors

James Gibb are the Factoring Agents for the development to which a quarterly fee of approx. £200 is payable for the upkeep of the communal garden grounds, stair cleaning and lighting together with block buildings insurance.

Viewing

By appointment with Neilsons on 0131 625 2222.





Location

This property offers a convenient central position within the ever-popular Orchard Brae district. An array of supermarkets and larger stores can be found at Craighleith Retail Park and there is a Waitrose in nearby Comely Bank. Edinburgh's vibrant West End and Stockbridge district is a short walk away with regular bus services available on the adjacent Orchard Brae and excellent bus routes travelling along the nearby Queensferry Road. For the commuter there is convenient access to the City Bypass and Scotland's central motorway network, Edinburgh Airport and Queensferry Crossing. Leisure amenities are amongst the best in the city with several golf courses, the Water of Leith Walkway, the beautiful open spaces of Inverleith Park & The Royal Botanic Gardens. There is an excellent choice of public and private schools nearby from nursery to secondary level.

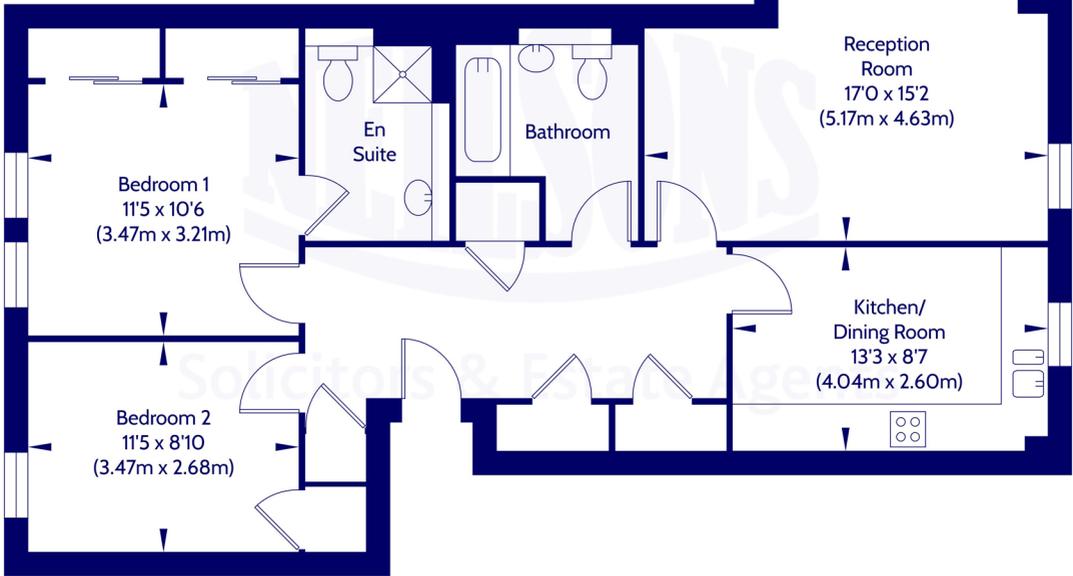


First Floor

Approx. Internal Area 80.09 Sq M / 862 Sq Ft.

Not to scale. For identification only.

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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

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Head Office
138 St John's Road
Edinburgh

Property Department
142 St John's Road
Edinburgh

City Centre
2a Picardy Place
Edinburgh

South Queensferry
37 High Street
South Queensferry

Bonnyrigg
72 High Street
Bonnyrigg

