



*Spacious Three Bed Modern Flat in Edinburgh's  
Desirable Orchard Brae*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)





McEwan Fraser Legal is delighted to present this spacious three bedroom ground floor flat in Edinburgh's popular Orchard Brae area. The property is in walk-in condition having been well looked after by the current owner.

# THE LIVING ROOM



Inside, the property comprises:

- Spacious living area which has a bay window overlooking the well maintained communal grounds.
- Fully equipped modern kitchen with gas hob, double oven, integrated Fridge/Freezer + dishwasher and space for an additional freestanding Fridge/Freezer. This is a bright functional kitchen with excellent storage options.



# THE KITCHEN







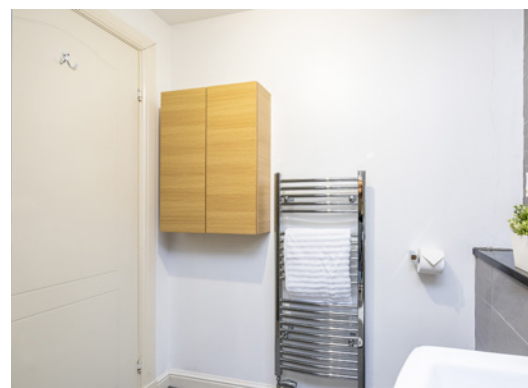
- There are three spacious bedrooms which are all double bedrooms, two of which have built-in storage and the master bedroom has an en-suite shower room.
- Two bathrooms, one of which is the main family bathroom and the en-suite shower room which is modern and spacious.
- There is more than adequate storage in the property accessed in the hallway.

## THE BATHROOM





# BEDROOM 1





# BEDROOM 2





# BEDROOM 3





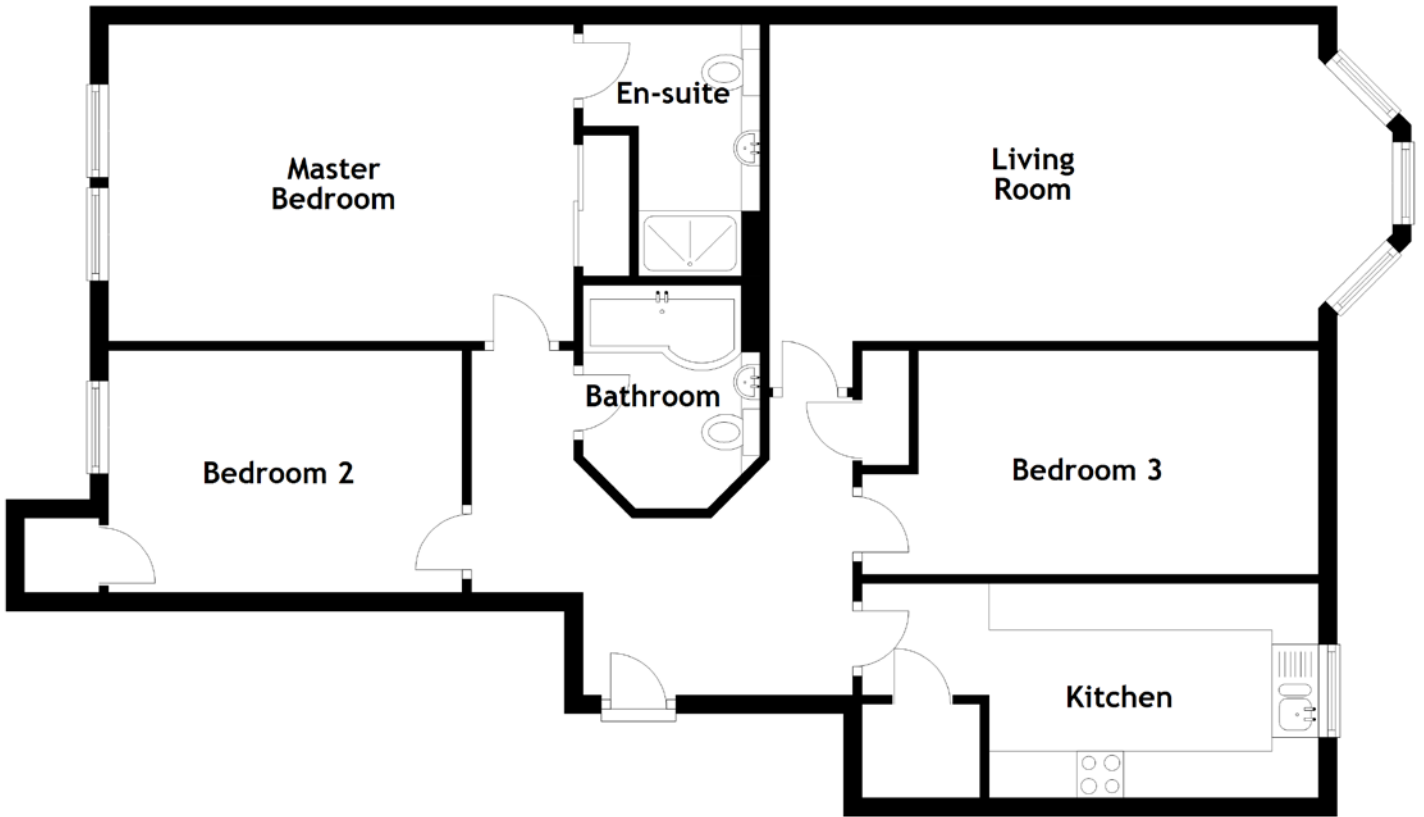
In addition, the property includes secure underground residents parking, gas central heating and fully double glazed windows making for a warm home year-round.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

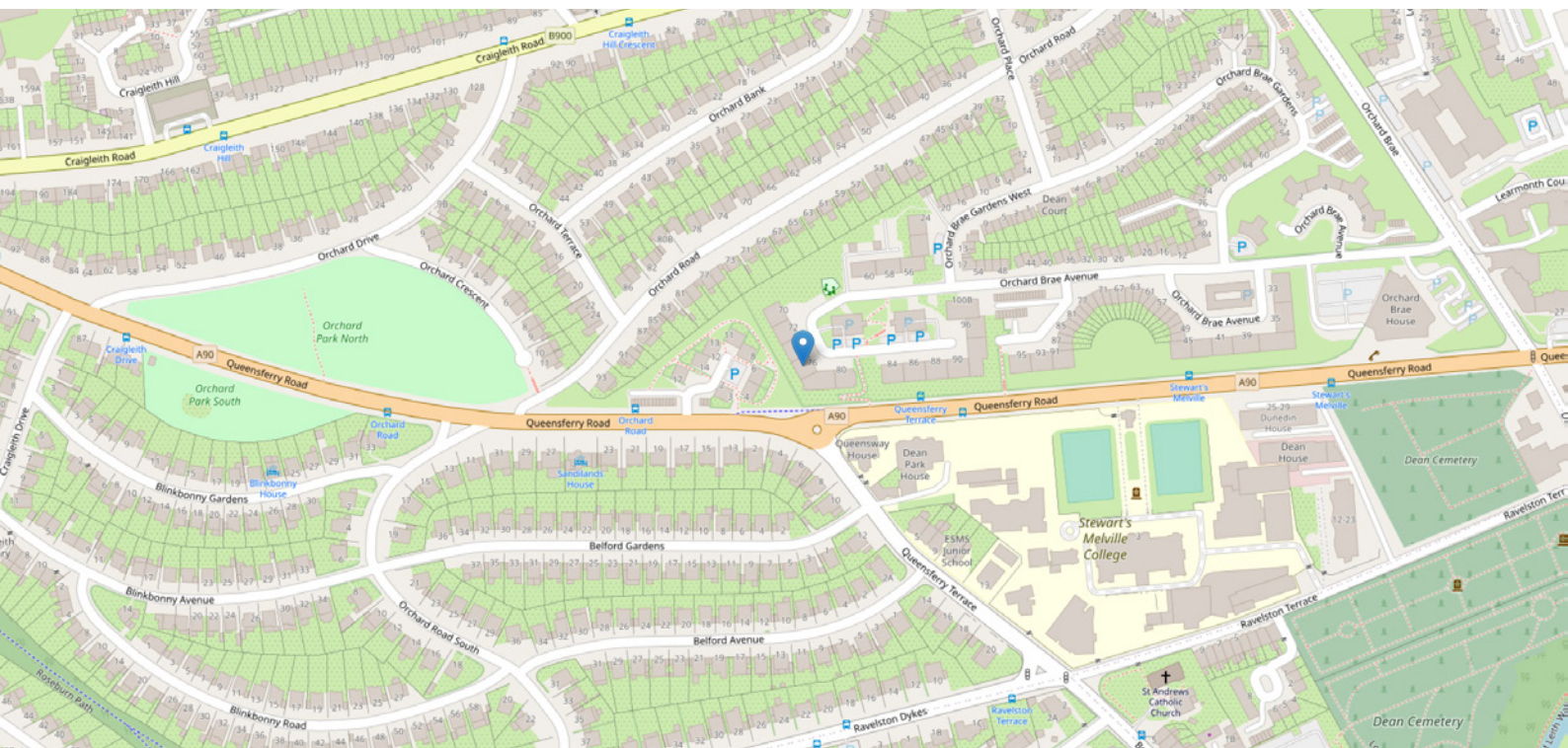


Approximate Dimensions (Taken from the widest point)

Living Room 6.84m (22'5") x 3.44m (11'3")  
 Kitchen 4.90m (16'1") x 2.30m (7'7")  
 Master Bedroom 5.00m (16'5") x 3.53m (11'7")  
 En-suite 2.70m (8'10") x 2.00m (6'7")

Bedroom 2 3.85m (12'8") x 2.63m (8'7")  
 Bedroom 3 4.90m (16'1") x 2.50m (8'2")  
 Bathroom 2.40m (7'10") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 99m<sup>2</sup>  
 EPC Rating: C





# THE LOCATION

Orchard Brae Avenue is part of a sought after modern development in a very desirable central location. A fantastic spot for professionals and families alike, this has proven to be a safe and tranquil location right in the heart of the city.







The setting is a very short walk from the vibrant West End, Comely Bank and Stockbridge. This affords a wide choice of independent shops, restaurants, quality wine bars, coffee shops, food specialist shops and delicatessens. It is also convenient for Waitrose, Craighleith Retail Park, Western General Hospital, tennis/squash courts, major art galleries, Inverleith Park, the Water of Leith Walkway and schools such as Flora Stevenson's Primary School, Stewart Melville's and Fettes. Orchard Brae also enjoys fantastic public transport links across the city, as well as swift access to the Forth Road Bridge, Edinburgh Airport and the motorway network.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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