

86/4 Orchard Brae Avenue

CRAIGLEITH, EDINBURGH, EH4 2GB



*SPACIOUS THREE BEDROOM FIRST FLOOR
FLAT IN EDINBURGH'S POPULAR CRAIGLEITH*



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THE PROPERTY

McEwan Fraser Legal is delighted to present this spacious three-bedroom first-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.





Inside, the property comprises of a spacious living area with a bay window overlooking the well-maintained communal grounds. There is a fully equipped modern kitchen with gas hob, double oven, integrated fridge/freezer & dishwasher. This is a bright functional dining/kitchen with excellent storage options. There are three spacious double bedrooms, two of which have built-in storage and the master bedroom has an en-suite shower room which has been fully modernised and is in excellent condition. Two bathrooms, one of which is the main family bathroom which was upgraded at the same time as the en-suite in the master bedroom. There is more than adequate storage in the property accessed in the hallway.

In addition, the property includes a covered and secure car park, modern gas central heating and fully double-glazed windows making for a warm home year-round.



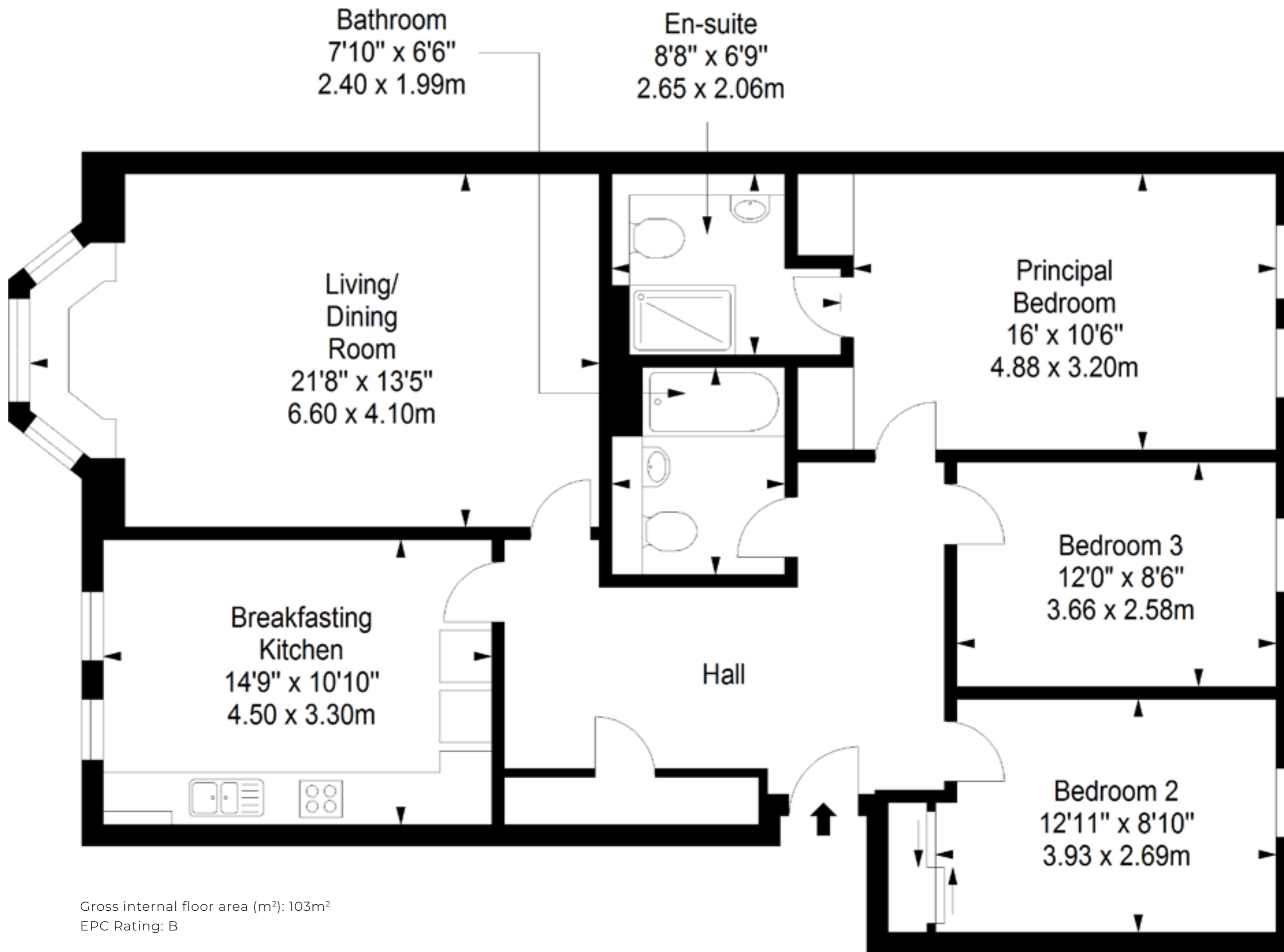
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Gross internal floor area (m²): 103m²
EPC Rating: B

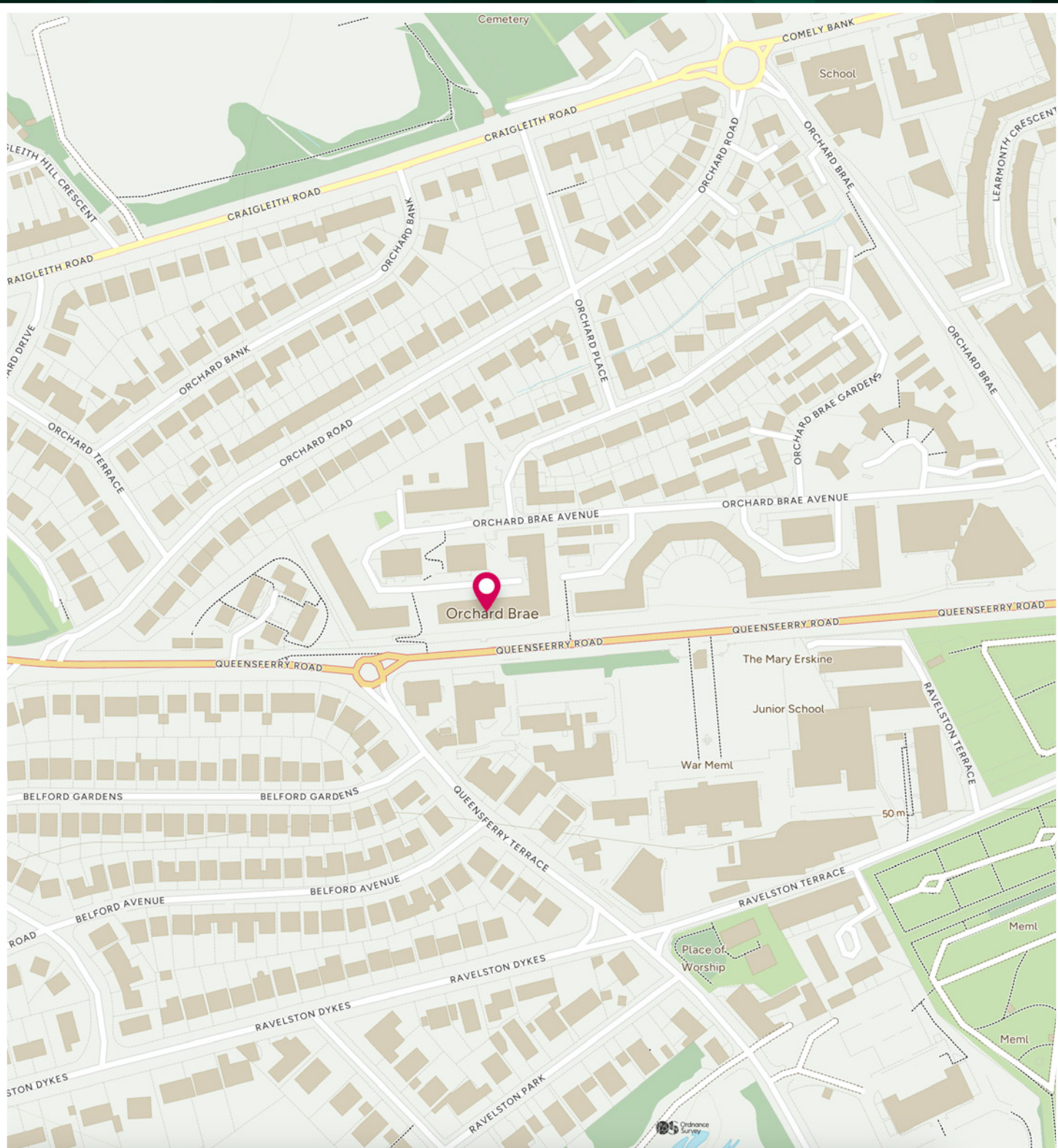
THE LOCATION

Craigleith is an exclusive residential area situated to the west of the city centre. The area enjoys excellent local shopping facilities, with the vibrant district of Stockbridge/Comely Bank just a few minutes drive away offering a variety of specialist shops, bars and restaurants, as well as banking and Post Office services and a large branch of Waitrose.

Craigleith Retail Park is only a short walk away and offers seven-day shopping with extended hours and boasts a Sainsbury's, Marks and Spencer, Pure gym, Homebase, TK max, Boots and many more.

Good primary and secondary schooling is available at Blackhall and Flora Stevenson Primary and Broughton Secondary schools, as well as Fettes College and Stewart's Melville School. Close at hand are several lovely open-air parks in the area including Inverleith Park and the Royal Botanic Gardens.

Using one of the many and frequent bus services that pass through the area, Princes Street is generally no more than ten minutes away. For the energetic, the West End may be within walking distance. The West End is a high concentration of Edinburgh's formal entertainment facilities.



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THE SUNDAY TIMES
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Text and description
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