

55/5 Orchard Brae Gardens

ORCHARD BRAE, EDINBURGH, EH4 2UQ



*Spacious and Modern Two Bed Flat in
Edinburgh's Popular Orchard Brae*



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McEwan Fraser Legal is delighted to present this two-bedroom modern flat in Orchard Brae.
The property is in walk-in condition having been fully modernised by the current owner.

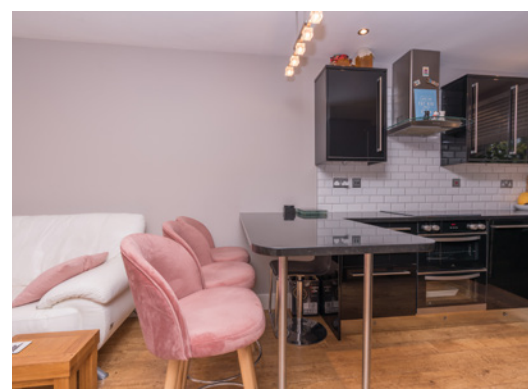
THE LOUNGE



Inside, the property comprises of:

- Fully equipped modern kitchen with integrated appliances and double oven and electric hob.
- Spacious living area which is open plan with the kitchen and has a good-sized breakfast bar. This room is flooded by natural light through two large windows and is west facing.
- Two spacious double bedrooms of which the second bedroom benefits from large built-in wardrobes.
- The bathroom much like the rest of the property is in excellent condition and has a three-piece white suite with a shower over the bath.

THE KITCHEN



BEDROOM 1



BEDROOM 2



THE BATHROOM

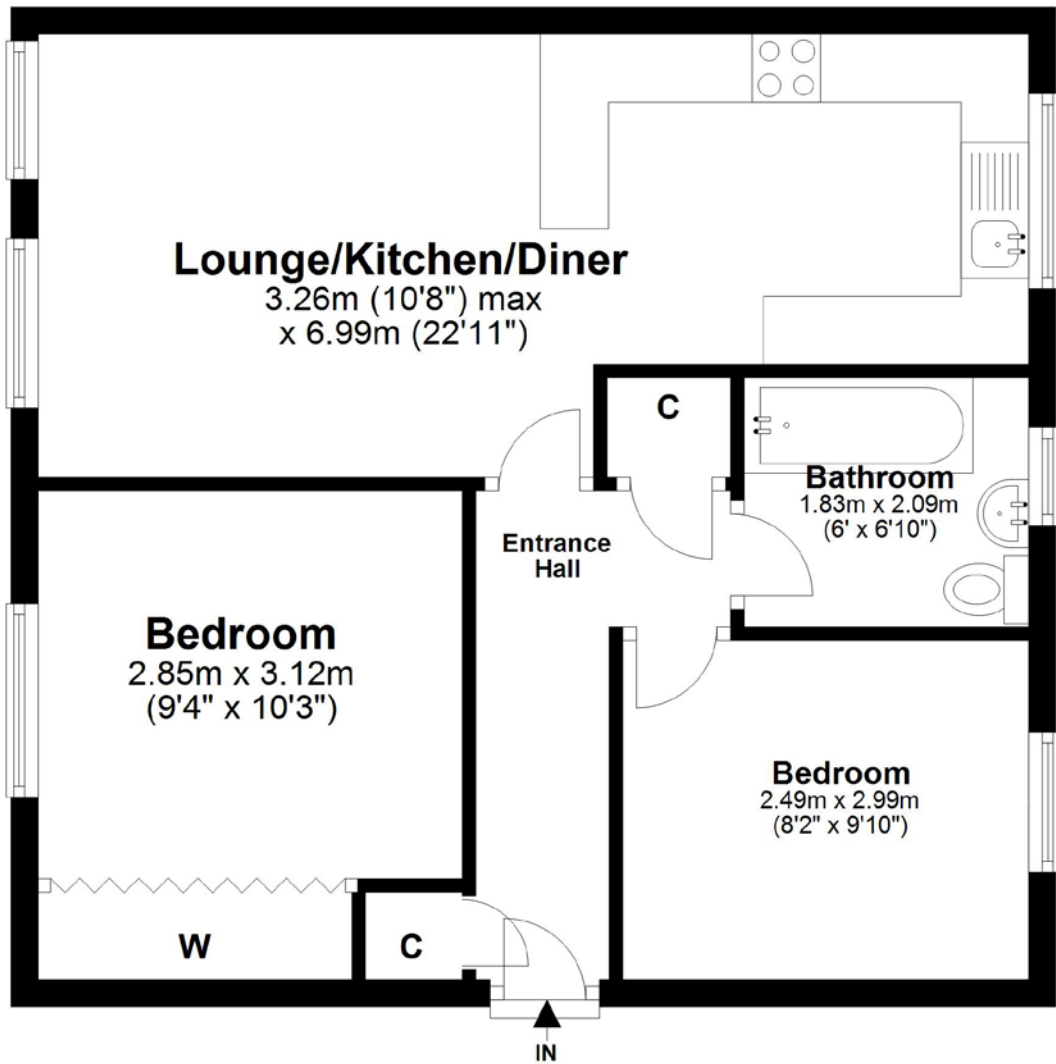


In addition to this, the property benefits from an electric boiler which provides mains pressure hot water to the radiators and shower and bath. Along with central heating, the property has double glazed windows making this a warm and cost-effective home all year round. The property also includes private off-street residents parking.

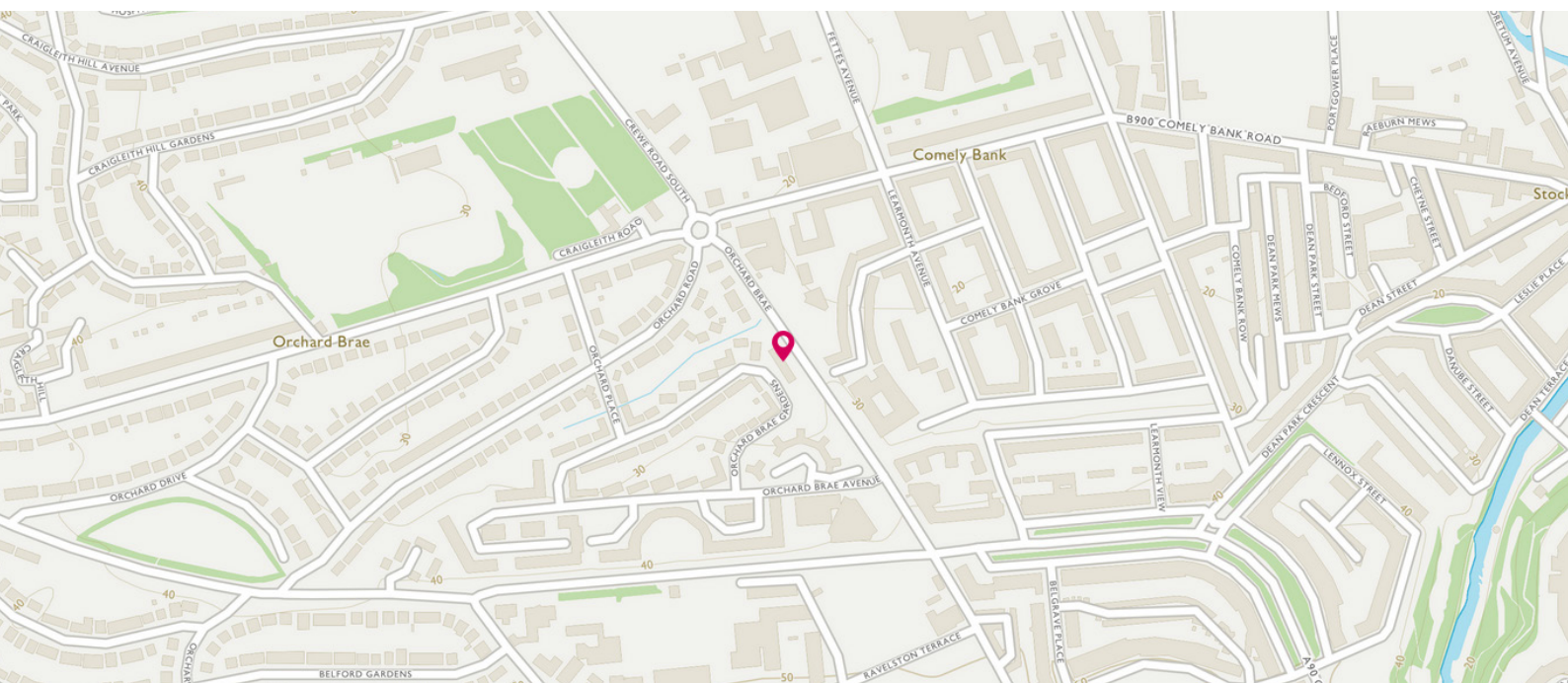
THE EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Gross internal floor area (m²): 48m² | EPC Rating: D



THE LOCATION

Orchard Brae Gardens 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, Craigleith 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.



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