




McEwan Fraser Legal
Solicitors & Estate Agents
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67 Orchard Brae Avenue

ORCHARD BRAE, EDINBURGH, EH4 2UR



EDINBURGH

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, 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.

67 ORCHARD BRAE AVENUE

Part Exchange available! McEwan Fraser is delighted to present this fantastic four bedroom, mid terrace, townhouse which offers excellent proportions over three floors and benefits from a fantastic location to the north of Edinburgh City Centre. Internally, the property is presented in excellent condition and further benefits from a double driveway, integral garage, private south facing rear garden and a further vast shared garden to the rear.

On the ground floor, a useful vestibule opens into a generous hallway which gives access to the garage, a WC, utility room with laundry facilities and the fourth bedroom which is currently configured as an office but would also make a fantastic family room. A door from the utility room opens on a sheltered patio. Barbeques need no longer be weather dependent. The hallway includes stairs to the first floor landing where you find the primary living accommodation which includes living room, dining room and spacious breakfasting kitchen. The generous bright south facing lounge overlooks the rear garden and benefits from ample floor space, multi-fuel stove and access to a balcony over looking the rear garden. The space on offer between the lounge and the attached dining room offers tremendous flexibility for a variety of different furniture configurations.

First floor accommodation is completed by a spacious breakfasting kitchen which is finished to an excellent standard. Comprising an ample range of base and wall mounted units, the kitchen offers fantastic prep and storage space for the aspiring chef and further benefits from under floor heating. The integrated appliances are a mixture of Miele and Neff including dishwasher, induction hob, cooker hood, electric oven, microwave and fridge freezer.

Climbing the stairs to the second floor, you find three generous double bedrooms. The master bedroom faces the front of the property and is particularly generous. There is plenty of space for free standing furniture alongside a large integrated wardrobe. The master also enjoys access to a stylish en-suite shower room which has been finished to an exacting standard and enjoys under floor heating. Accommodation on this floor is completed by a modern master bathroom which boasts contemporary tiling, a three piece white suite and also benefits from under floor heating.

For extra warmth and comfort, the property boasts gas central heating and double glazing. Externally, the south facing rear garden is mature and well cared for. A gate leads through to a stunning set of communal gardens which is a real oasis in the heart of the city.

This property has to be seeing to be fully appreciated.





LOUNGE, DINING
AREA & UTILITY

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"FANTASTIC TOWNHOUSE IN A SUPERB LOCATION"







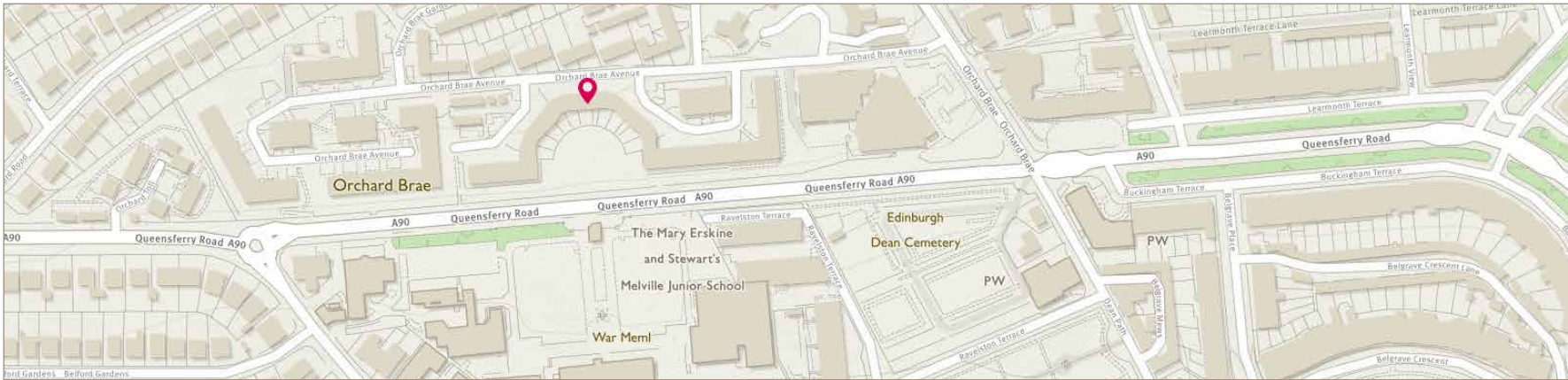
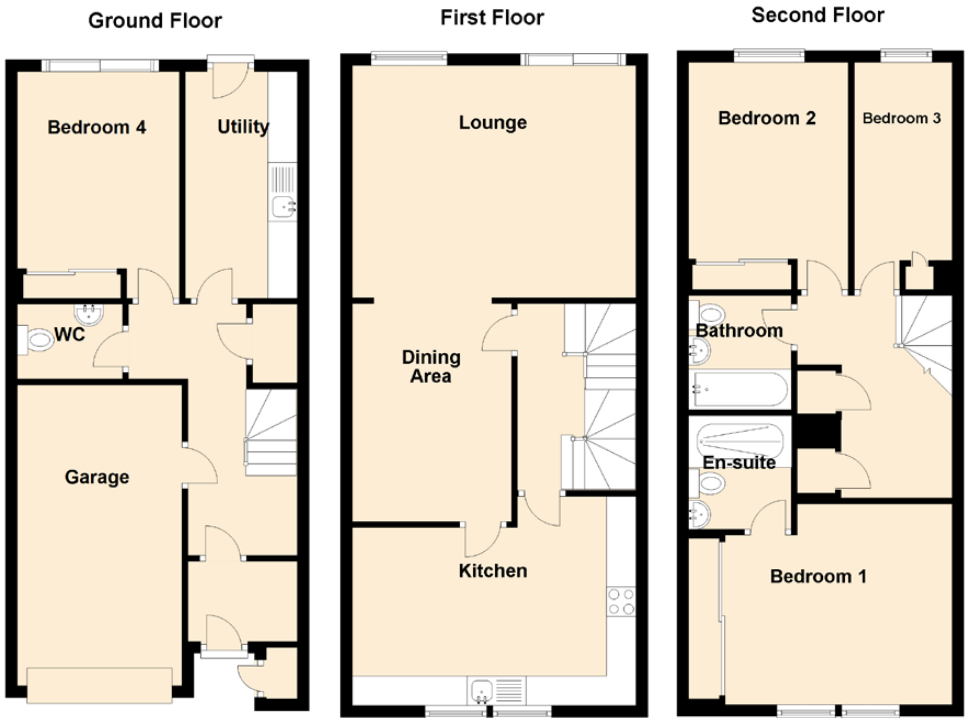
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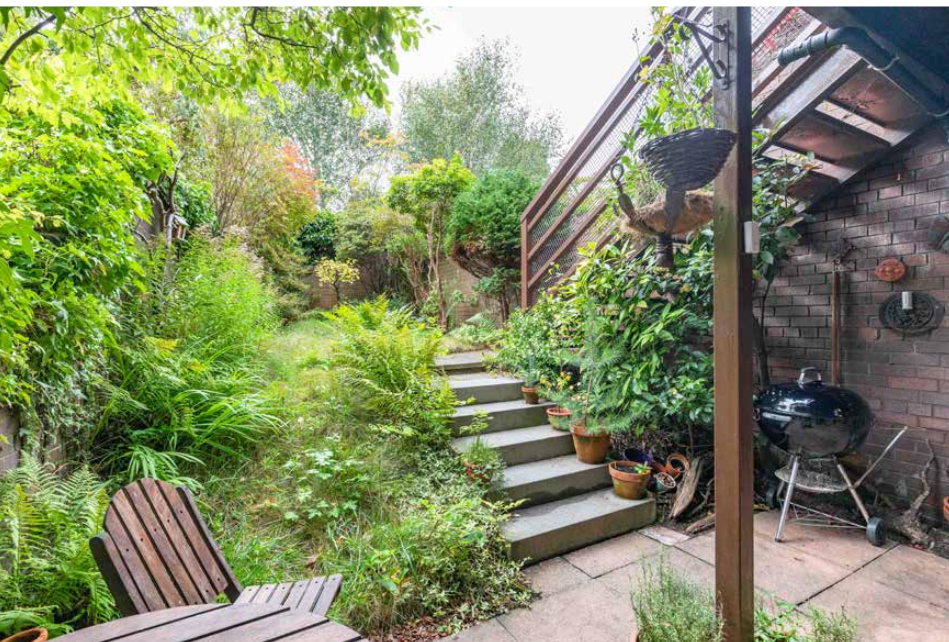
SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.77m (15'8") x 3.94m (12'11")
Dining Area	3.70m (12'2") x 2.70m (8'10")
Kitchen	4.81m (15'9") x 3.79m (12'5")
Utility	3.90m (12'10") x 2.03m (6'8")
Bedroom 1	4.11m (13'6") x 3.45m (11'4")
Bedroom 2	3.90m (12'10") x 2.64m (8'8")
En-suite	1.95m (6'5") x 1.71m (5'7")
Bedroom 3	3.90m (12'10") x 2.03m (6'8")
Bedroom 4	3.84m (12'7") x 2.63m (8'8")
Bathroom	1.96m (6'5") x 1.76m (5'9")
WC	1.79m (5'10") x 1.27m (4'2")
Garage	5.10m (16'9") x 2.80m (9'2")

Gross internal floor area (m²): 141m² | EPC Rating: C





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Part
Exchange
Available

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