




McEwan Fraser Legal
Solicitors & Estate Agents
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98/3 Orchard Brae Avenue

EDINBURGH, EH4 2GB

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, Craigmile 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.



The Property

PART EXCHANGE AVAILABLE AND OFFERED CHAIN FREE

McEwan Fraser is delighted to present this spacious two double bedroom apartment to the market. Located in sought after residential development, this impressive ground-floor flat, with first-floor aspect, and a corner position is presented to the market in fantastic internal order. Internal accommodation comprises two generous double bedrooms with master en-suite, spacious dual aspect lounge, breakfasting kitchen, bathroom and ample storage. The property benefits from a secure entry system, gas central heating and double glazing. There is also access to a garage and parking adjacent to the property.

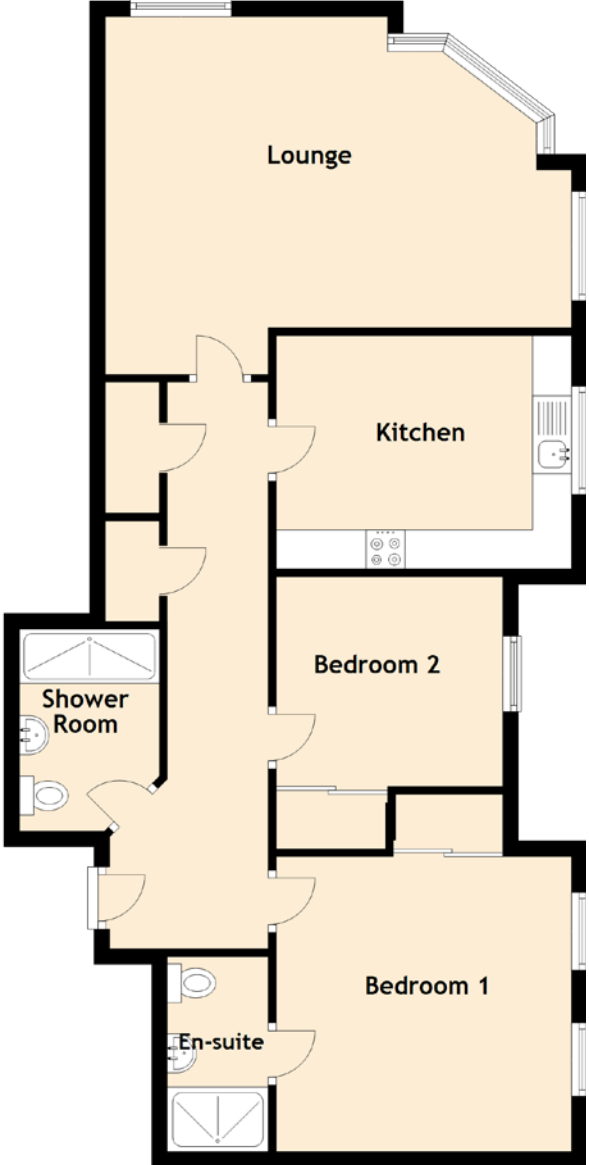
Internal accommodation is focused towards the generous, naturally bright, dual aspect lounge. Neutrally finished, the space on offer gives plenty of flexibility to choose your own layout and there is ample space for a large suite and dining table without the room feeling crowded.



A large breakfasting kitchen adds to the entertaining space. There is a complete range of base and wall mounted units which provide fantastic prep and storage space for the aspiring chef. Gas hob, oven, grill, fridge freezer and dishwasher are all integrated.



Alongside the wonderful entertaining space, there are two large bedrooms. The master bedroom includes an integrated wardrobe and a contemporary en-suite shower room. There is plenty of floor space for additional free-standing furniture. The second bedroom, a well-proportioned double, also benefits from integrated wardrobes. Accommodation is completed by the modern bathroom which has been upgraded and now boasts a large walk-in shower.



Approximate Dimensions
(Taken from the widest point)

Lounge	5.55m (18'3") x 4.00m (13'1")
Kitchen	3.90m (12'10") x 3.00m (9'10")
Bedroom 1	3.80m (12'6") x 3.80m (12'6")
Bedroom 2	2.70m (8'10") x 2.60m (8'6")
Shower Room	2.60m (8'6") x 1.70m (5'7")
En-suite	2.50m (8'2") x 1.30m (4'3")

Gross internal floor area (m²): 92m²
EPC Rating: B





PARKING AREA



LOCAL PARK

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Part
Exchange
Available

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