

88/4 Orchard Brae Avenue

CRAIGLEITH, EDINBURGH, EH4 2GB



*GENEROUSLY PROPORTIONED TWO
BEDROOM FIRST FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom first-floor flat in great condition having been modernised and upgraded by the current owner.

Inside, the property comprises of a spacious living/dining room with bay window and is flooded with natural light due to the south facing aspect. The fully equipped kitchen with gas hob, double fan oven and integrated white goods. There are two generous double bedrooms, the master bedroom has a walk through wardrobe and large en suite shower room. The property boasts a main family bathroom with three piece suite which is modern and the en suite shower room.

In addition to this, the property includes secure parking in the multi-story residents car park and free visitor parking as well as on-street pay and display parking. The flat is in a factored development, meaning the grounds are constantly maintained and this block benefits from lift access to all floors in the block creating accessible living on all levels. The heating is gas central and the windows are double glazed, making for a warm and cost-effective home, year-round.







Bedroom 1



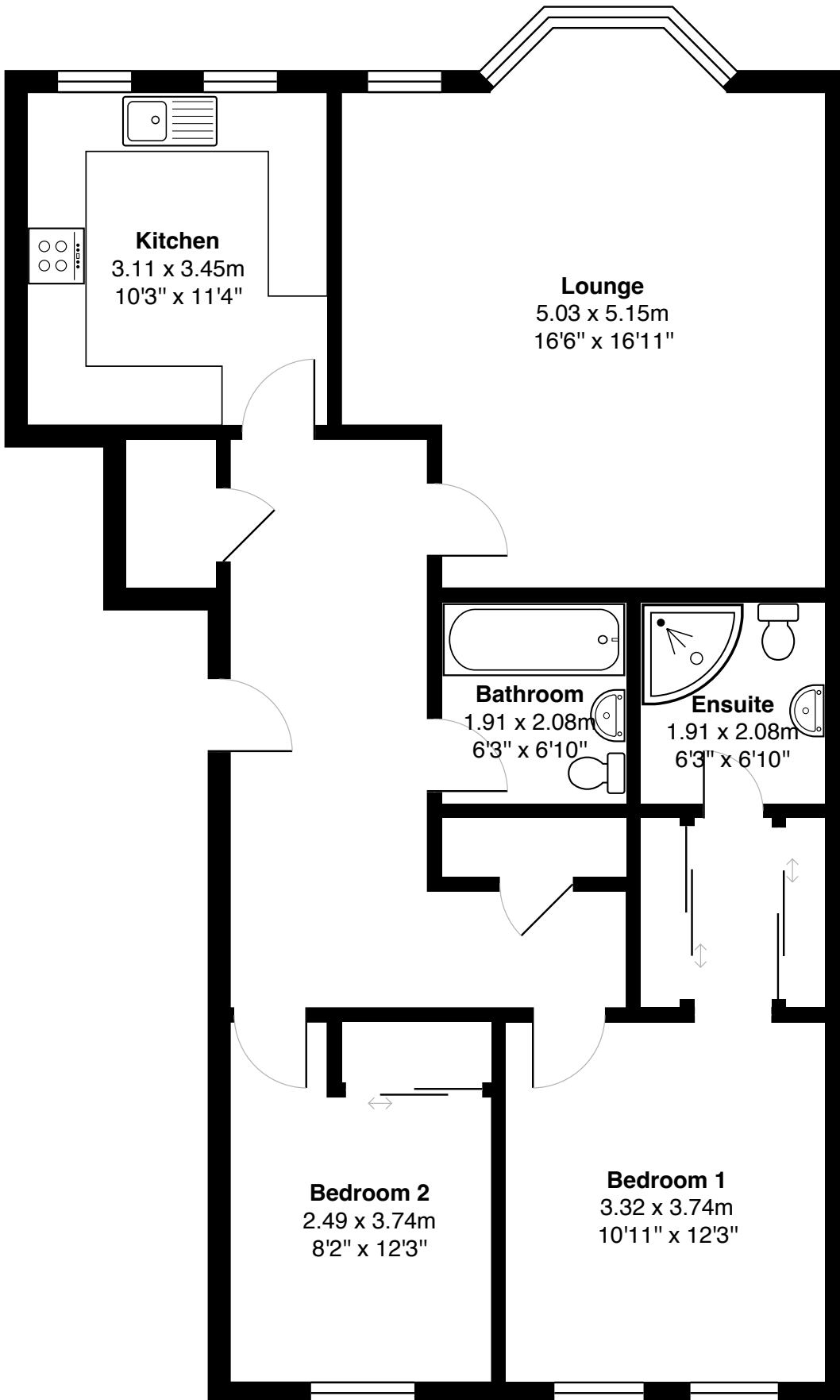




Bedroom 2







Gross internal floor area (m²): 88m²

EPC Rating: C

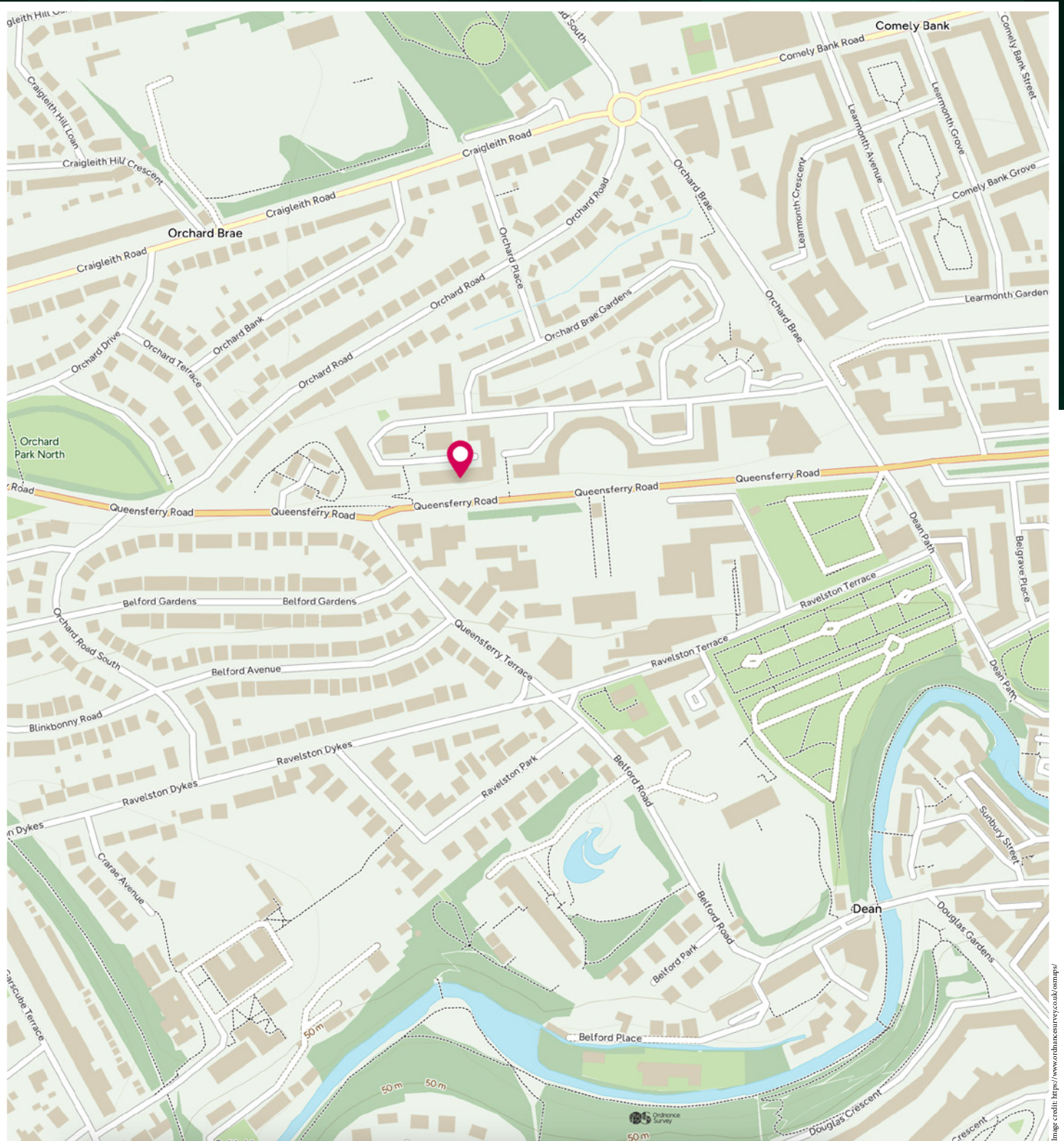




Craigleith is an exclusive residential area situated to the west of the city centre. The area enjoys excellent local shopping facilities, with the vibrant district of Stockbridge/Comely Bank just a few minutes drive away offering a variety of specialist shops, bars and restaurants, as well as banking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