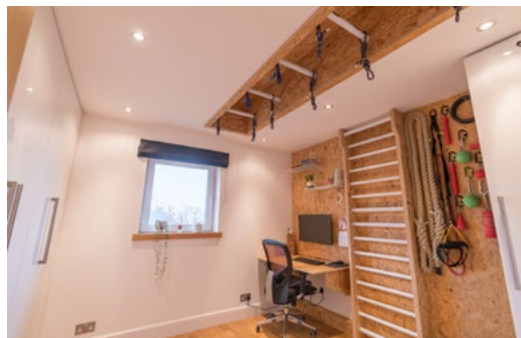




55-5 Orchard Brae Gardens

Edinburgh, EH4 2UQ



Immaculate, 2 bedroom top floor apartment in central, yet peaceful location close to Stockbridge and the City Centre.

Description

The property has an attractive hallway leading to; Double bedroom with a private outlook over the wooded area to the rear of the development. Stylish bathroom with floor to ceiling porcelain tiles, marble worktops, 3-way shower valve, rainfall shower over the bath and a heated mirror. Storage cupboard containing hot water cylinder and new electric boiler. Fantastic, bright, open-plan living room and kitchen with windows at either side and a lovely open outlook from the living room. Stunning fully-fitted kitchen with granite worktops, ceramic hob, oven and integrated dishwasher, washing machine and fridge freezer. Master bedroom with built in wardrobes and currently fitted out as an impressive gym/office with a folding desk. Shelved storage cupboard and access to private attic storage via the hallway. The property benefits from double glazing throughout.

From the high spec kitchen and bathroom through to the detail of the fitted shelves in hall cupboard, the TV recess and the attractive radiator in the living room the current owner really has thought of everything to utilise and maximise the space.

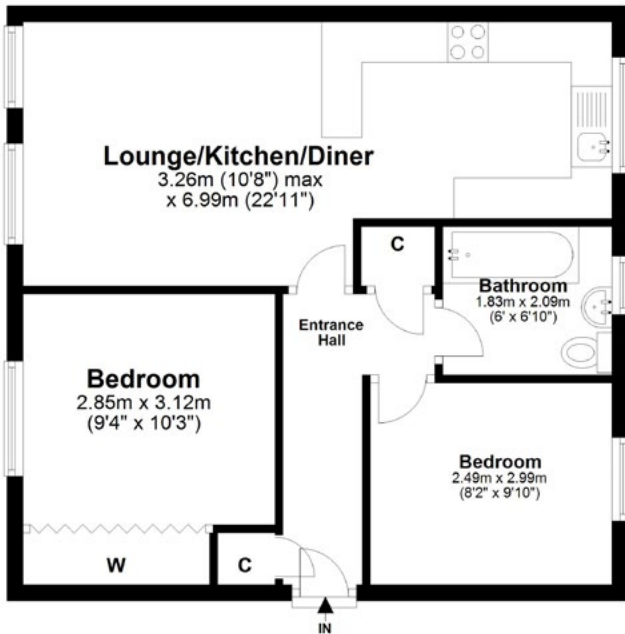
Location

Orchard Brae is a fantastic location popular with professionals and families due to its proximity to the City Centre and some great areas nearby. The property is a short walk from the West End, Stockbridge and Comely Bank so is well served by independent shops, delicatessens, restaurants, wine bars and coffee shops.

It is also very close to Waitrose and several larger outlets, including Sainsbury's and Marks & Spencer at Craighall retail park.

There are some well-regarded schools nearby including Flora Stevenson's Primary School and Stewart Melville's and the area is spoiled for choice in terms of green spaces including Inverleith Park, the Water of Leith right on its doorstep.

Top Floor



Garden

Shared garden.

Parking

Shared residents parking to the front and to the side of the property.

Fixtures and Fittings

Curtains, blinds, curtain poles/rails, hob, oven, cooker hood and integrated kitchen appliances are included in the sale. The owner will remove the gym & desk installation and reinstate the master bedroom prior to sale if preferred.

Services

The property is heated by central heating system and a mains pressure hot water system.

Management

The development is factored by Charles White at a cost of approx. £800/year

EPC Rating

D

Total Floor Area

50.7sqm (545.2sqft)

Home Report Valuation

£215,000

Home Report

The condition of the property is available in the Home Report available for download from our website:

www.umega.co.uk/blog/55-5-orchard-brae-gardens

Click here for a 3-D virtual tour of the property

Note: Interested parties should request their solicitor to note interest. The Seller is not bound to accept the highest or any offer. These particulars do not form part of any contract. The statements or plans are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested and no warranty is given as to their compliance with Regulations.



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