

57/9 Orchard Brae Gardens,
Edinburgh
EH4 2UQ

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room / dining room
- Fitted kitchen
- Double bedroom
- Bathroom

features

- White meter heating
- Entry phone system
- Residents parking (unallocated)
- Freshly decorated

description

Excellent, first time buyer or buy to let opportunity within walking distance of the City's West End and City Centre. The accommodation comprises entrance hall, sitting room / dining room with twin windows to the front, fitted kitchen with appliances, double bedroom with window to front and fitted wardrobes, bathroom with white suite and electric shower fitting over the bath. There is good storage including a large cupboard off the bathroom. Private residents parking (unallocated) is available immediately to the side of the block. Overall, this is an excellent starter flat in move in condition.

The development is Managed by Charles White. A quarterly charge of approx £200 is payable and includes stair cleaning, lighting, maintenance of communal gardens and buildings insurance.

further information

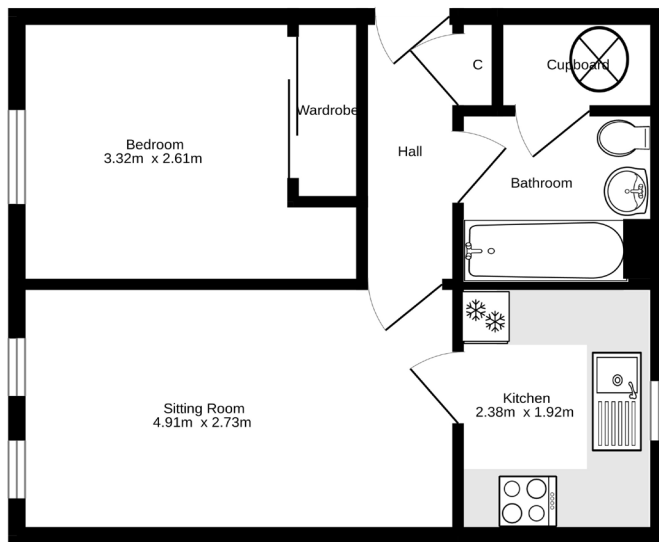
EPC Band: D
 Home Report Value £175,000
 Council Tax Band: C
 Items to be included: Fitted flooring, ceiling light fittings, blinds and kitchen appliances.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Second Floor
36.1 sq.m. approx.



TOTAL FLOOR AREA: 36.1 sq. m. approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CHARTERED FIRM

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