



10 Orchard Drive,  
Edinburgh  
EH4 2DY



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2



semi detached  
bungalow



### accommodation

- Entrance vestibule
- Reception hall
- Sitting room
- Dining room
- Three bedrooms
- 2 Shower rooms
- Garage & driveway

### features

- Fabulous location
- Beautifully skyline views
- Neutral decor
- Some sanded floors
- Gas central heating
- Double glazing
- Mature enclosed rear garden
- Cellar storage

### description

Excellent semi detached bungalow, in a prime location, close to highly regarded schools, from nursery through to senior level in both the private and public sector and with easy access to Craighleith Retail Park. The accommodation comprises entrance vestibule and reception hall, bay windowed sitting room with feature fireplace, fitted kitchen with door to the driveway, dining room (possible bedroom 4) with patio doors to the rear garden, bedroom 2 quietly located to the rear, bedroom 3, currently used as a study and shower room with walk in shower. On the upper floor is a charming sitting area overlooking the rear garden with storage cupboards off, master bedroom with two storage cupboards and beautiful southerly views across the City skyline and a further shower room. The property has a beautiful, mature enclosed rear garden, monoblock driveway providing parking for several vehicles and a single garage. Overall this is a well maintained family home which must be viewed to be fully appreciated.



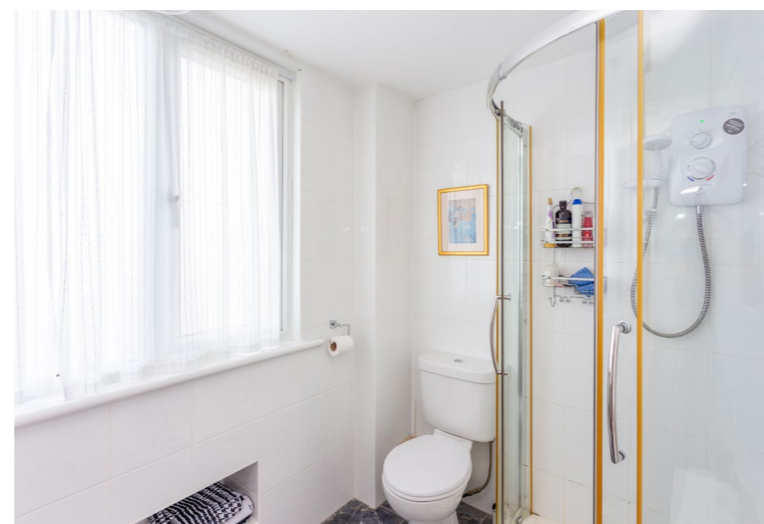
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Home Report  
Value: £490,000

### Items to be included in the sale price:

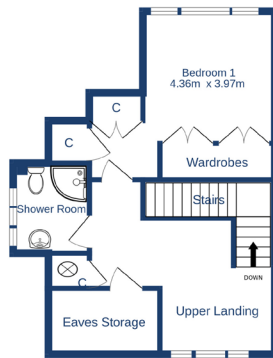
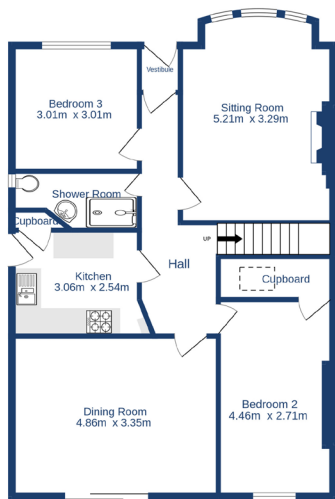
Fitted floor coverings, ceiling light fittings, integrated oven, hob, washing machine and dishwasher, blinds, curtains and garden shed.





Ground Floor  
81.3 sq.m. approx.

1st Floor  
36.0 sq.m. approx.



TOTAL FLOOR AREA: 128.3 sq.m. approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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