



41/2 Orchard Brae Avenue
Edinburgh
EH4 2UP



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Ground Floor
Flat



accommodation

- Entrance hall
- Sitting room / dining room
- Breakfasting kitchen
- Double bedroom
- Shower room
- Allocated parking space

features

- Neutral decor
- Gas central heating
- Double glazing
- Security entry phone
- French doors to gardens
- Great location

description

Bright and exceptionally spacious ground floor flat with neutral decor and flooring. Prime location, just a short walk from the West End with everything the City Centre has to offer and the boutique shops, cafes, bars and restaurants in neighbouring Stockbridge. The accommodation comprises entrance hall with three good sized storage cupboards and wood floor, a fabulous bright sitting room / dining room with French doors to the communal gardens, fitted kitchen / breakfast room, double bedroom with fitted wardrobes and modern shower room with white suite and walk in shower with electric shower fitting. The property benefits from gas central heating (boiler 2020), double glazing (2017), security entry phone and an abundance of communal gardens for the residents to enjoy.

The development is managed by Redpath Bruce and a payment of approximately £200 per quarter is payable and includes the buildings insurance.



EPC:
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Home Report
Value: £280,000

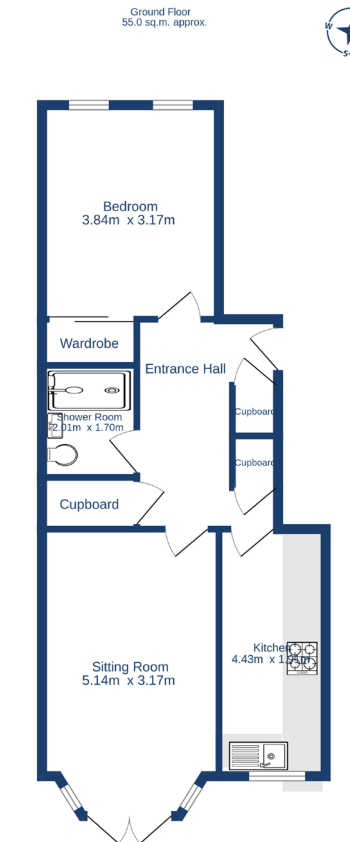
The property also has an allocated parking space in the garage opposite the building.

Overall, early viewing is highly recommended to appreciate the accommodation on offer.

It is anticipated the property will appeal to a wide variety of buyers including buy to let investors and first time buyers so early viewing is encouraged.

Items to be included in the sale price:

Fitted flooring, ceiling light fittings, kitchen appliances (oven, hob dishwasher, washing machine and fridge/freezer).



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