



89 ORCHARD BRAE AVENUE ORCHARD BRAE, EDINBURGH, EH4 2UR

OFFERS OVER
£500,000

A rarely available townhouse located within a popular mature development close to the local amenities of Stockbridge and several of the city's best schools and parks. With two / three reception rooms and four / five bedrooms, garage and gardens, this is a great property in a superb location.

ACCOMMODATION

Ground floor: Entrance vestibule, hall, single bedroom 4, family room / bedroom 5, utility room, WC, store.

First Floor: Lounge, dining kitchen, WC.

Second Floor: Master bedroom with en-suite shower room, double bedroom 2, double bedroom 3, family bathroom, store.

OUTSIDE

Monoblock driveway and single garage, enclosed east facing rear garden, well-kept communal gardens.

VIEWING

By appointment with Purdie & Co on 0131 346 7240



Purdie & Co
Solicitors &
Estate Agents

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Situated in the popular residential location of Orchard Brae, a short walk from Comely Bank and Stockbridge with their wide variety of boutique shops, bars and restaurants. Comely Bank also features a Waitrose supermarket with further shopping available at Craighleith Retail Park. Leisure facilities include Inverleith Park, The Royal Botanic Gardens and The Grange Club with its tennis, cricket, squash and hockey sections. The Water of Leith walkway also offers quiet scenic walks to the West End of the city and there are regular bus services from Queensferry Road. There are good local schools, both in the public and private sector, available. Edinburgh's international airport and the wider road network of central Scotland are also easily accessible.

ENTRANCE VESTIBULE

Coir floor matting and light.

HALL

Laminate flooring, down lighters, decorative cornice and deep under-stairs storage cupboard.

FAMILY ROOM / BEDROOM 5

With patio doors to the enclosed rear garden. Laminate flooring, cornice, triple spot lighting track and built-in wardrobes.

BEDROOM 4

A single bedroom quietly situated to the rear of the property. Laminate flooring, cornice and pendant light.

UTILITY ROOM

Located off the vestibule and featuring a roll top work surface with tiled splash back incorporating a stainless steel sink. Laminate flooring, radiator, boiler and space and plumbing for a washing machine.





WC

Featuring a white two piece suite comprising pedestal wash hand basin and WC.

A carpeted stair rises to the first floor.

SITTING ROOM

A bright room located on the first floor with open views over the rear garden and communal gardens. A real flame gas fire with timber mantel provides a nice focal point to the room. Laminate flooring, decorative cornice, two pendant lights and a Juliette balcony.

KITCHEN / DINING ROOM

Also on the first floor, a generously sized dining kitchen fitted with a range of wall mounted and floor standing units. Integrated appliances include a fridge freezer, dishwasher and oven. A roll top work surface incorporates a gas hob and a one and a half bowl stainless steel sink with mixer tap. There is ample space for a dining table and chairs.

WC

Featuring a white two piece suite comprising pedestal wash hand basin and WC.

A carpeted stair rises to the second floor.

LANDING

Airing / shelved store cupboard housing the hot water tank.

MASTER BEDROOM

Double bedroom with fitted carpet, radiator, pendant light and built-in wardrobe.

EN-SUITE SHOWER ROOM

Featuring a white three piece suit comprising WC, wash hand basin and Mira shower. Tiled splash back, vinyl floor and radiator.

DOUBLE BEDROOM 2

Fitted carpet, radiator, pendant light and built-in wardrobe.

DOUBLE BEDROOM 3

Fitted carpet, radiator, pendant light and built-in wardrobe.

FAMILY BATHROOM

Featuring a white three piece suite comprising WC, wash hand basin and bath with shower over. Tiled splash back, vinyl floor and radiator.

OUTSIDE

To the front of the property is a monoblock driveway providing off-street parking and leading to a single garage with concrete floor, up and over door, water and electricity. To the rear of the property is an enclosed garden with patio areas, lawn and mature borders. The property also benefits from beautifully maintained residents gardens.

PLEASE NOTE

The two chandelier style light fittings and decorative mirror on the first landing are not included in the sale. All curtains and blinds will be included in the sale.



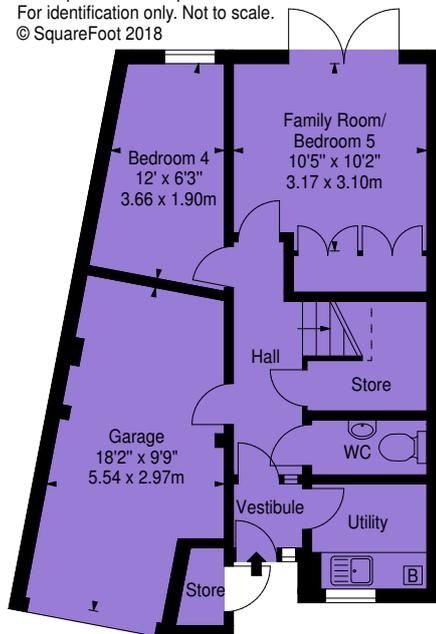


**89 Orchard Brae Avenue,
Edinburgh,
Midlothian, EH4 2UR**

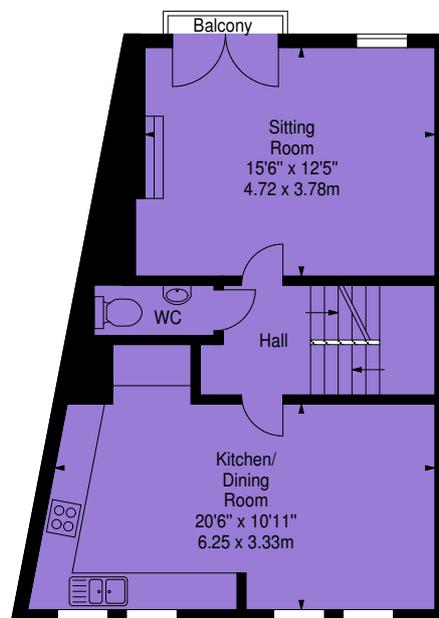


Approx. Gross Internal Area
1516 Sq Ft - 140.84 Sq M
Garage & Store

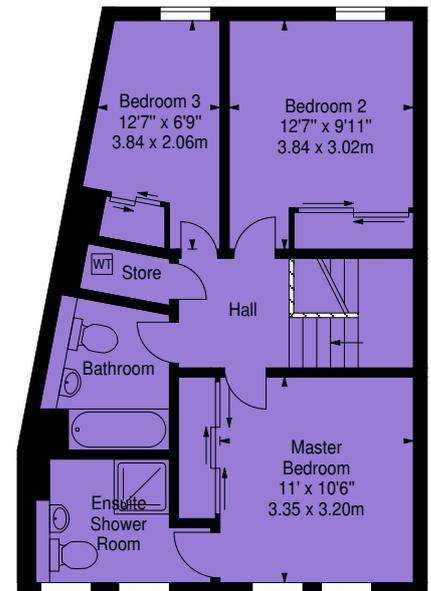
Approx. Gross Internal Area
167 Sq Ft - 15.51 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Second Floor

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.

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