





'Spacious ground floor flat enviably positioned within a sought after modern built landscaped development close to the city centre. Now requiring modernisation, the property represents an ideal opportunity for purchasers to upgrade and finish to own specification.'

Hallway, corner lounge with sunny facing aspect to front, dining kitchen, 2 double bedrooms and bathroom. Double glazing. Electric heating. Secure entry phone system. Resident's permit parking.

Orchard Brae Avenue is located approximately 1 mile North West of Princes Street and is ideally placed for those working within the city centre or wishing to take full advantage of all of the facilities available within a cosmopolitan and modern European capital. Alternatively, the A90 Queensferry Road, Haymarket Station and Edinburgh International Airport allow for ease of movement out with the capital. There are excellent localised shops nearby, including a diverse range within the West End, Comely Bank and Stockbridge including a Waitrose supermarket whilst Craighleith Retail Park has a Sainsbury's along with Marks & Spencer Food Hall. Recreational needs are well

provided for by way of National Galleries, Water of Leith walkway, sports clubs, public parks, bars and restaurants. Highly acclaimed schooling is available at both state and fee paying levels including Flora Stevenson Primary, Mary Erskine Stewart Melville and St George's School for Girls.

Note

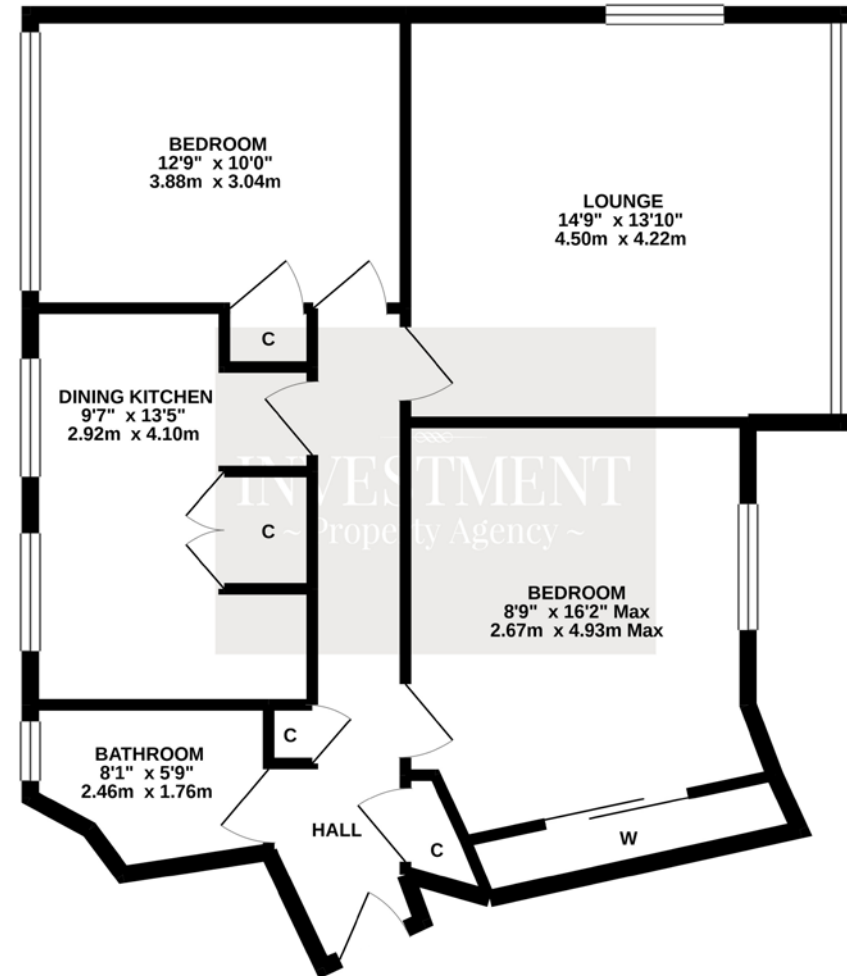
Please note there is a monthly factoring fee of approximately £80 which covers general maintenance of the development.

Energy Performance Rating

F



GROUND FLOOR



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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