



lindsays

15/2 Orchard Brae Gardens
Edinburgh, EH4 2HQ

"An extremely impressive and well proportioned ground floor flat"

- Secure shared entrance
- Welcoming hall with good storage
- Sitting room/dining room with direct access to large private gardens
- Superb modern fitted kitchen
- Two well proportioned bedrooms
- Bathroom with jacuzzi bath and shower
- Gas central heating
- Double glazing
- Residents permit parking
- Large well maintained garden to the front, side and rear

EPC Rating D

OFFERS OVER £250,000



Description

An extremely impressive and well proportioned ground floor flat with direct access to large private gardens to the front, side and rear. The property is beautifully presented throughout and boasts, newly fitted carpets, stylish modern fitted kitchen and bathroom with jacuzzi bath and shower. Ideally located, within walking distance of excellent local amenities and the city centre. In brief accommodation comprises; welcoming hall with excellent storage, spacious sitting room/dining room with French doors to private garden, superb modern fitted kitchen, two well proportioned bedrooms, contemporary bathroom with jacuzzi bath and shower over, gas central heating, double glazing and large well maintained private gardens to the front, side and rear which are predominantly laid to lawn and ideal for entertaining.

Area

The property is situated in Orchard Brae, a popular residential area to the west of Edinburgh city centre and only a ten minute walk from the west end and Princes Street. There are good local facilities including a Waitrose shop in nearby Comely Bank, and a wide range of boutique shops, bars and restaurants in the west end and Stockbridge. Recreational facilities in the vicinity include the Royal Botanic Gardens, Inverleith Park, the beautiful walkways along the Water of Leith, the Dean Gallery and the National Gallery of Modern Art. Falling within the district's catchment area is Flora Stevenson Primary School and Broughton High School. The property is also within walking distance of the Western General Hospital and Craighleith Retail Park with its variety of household shopping names and Sainsburys. A good public transport service provides easy access to the city centre and surrounding areas.

Viewing

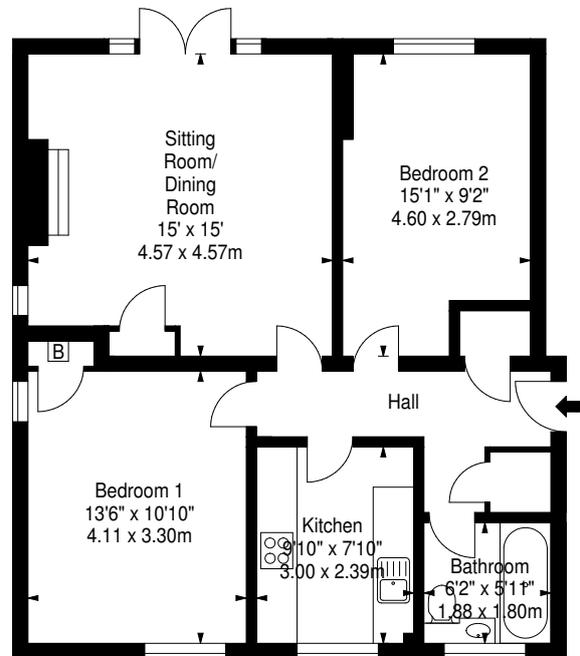
By appointment contact Lindsays – propertyadmin@lindsays.co.uk



**Orchard Brae Gardens,
Edinburgh, EH4 2HQ**



Approx. Gross Internal Area
737 Sq Ft - 68.47 Sq M
For identification only. Not to scale.
© SquareFoot 2021



Ground Floor

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.