50 Orchard Brae Avenue,
Edinburgh, EH4 2HN



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50 Orchard Brae Avenue is a deceptively spacious terraced house offering well-proportioned accommodation with lovely views to the rear. With double glazed windows and electric heating, the property odes require upgrading but offers excellent potential.
The accommodation includes an entrance hallway with understairs cupboard. The good-sized lounge/diner enjoys a bright double aspect and there is an electric fire set on a tiled hearth. The kitchen is fitted with base and wall units with window to rear and the cooker, fridge and washing machine shall remain. A carpeted staircase off the kitchen leads down to a large bedroom with window and door leading to the rear garden. There is a spacious cellar located off this bedroom with power and light. Upstairs there are three bedrooms, two with fitted storage and a bathroom with three piece suite with shower attachment and window to rear.
Externally there is a garden to the front and to the rear, the garden is mainly laid to lawn with patio and shed.
Early viewing is essential to fully appreciate the good-sized accommodation and excellent potential on offer.

AreaDescription

Orchard Brae is handily located within easy walking distance to city centre. There is a Waitrose supermarket located moments away at Comely Bank in addition to a large Sainsbury's and Marks & Spencer supermarket at Craigleith Retail Park. There are an excellent range of day to day shops, cafes, bars and artisan restaurants in Stockbridge giving the area an enviable reputation. Orchard Brae provides first rate education at both primary and secondary level, whilst many private schools are on your doorstep. The open green spaces of Inverleith Park, the Royal Botanical Gardens and the Water of Leith Walkway are within easy reach offering peaceful strolls and afternoons out. The property also offers easy access west by car to Edinburgh Airport and the Edinburgh City By-Pass which gives access to the central Scotland motorway network.









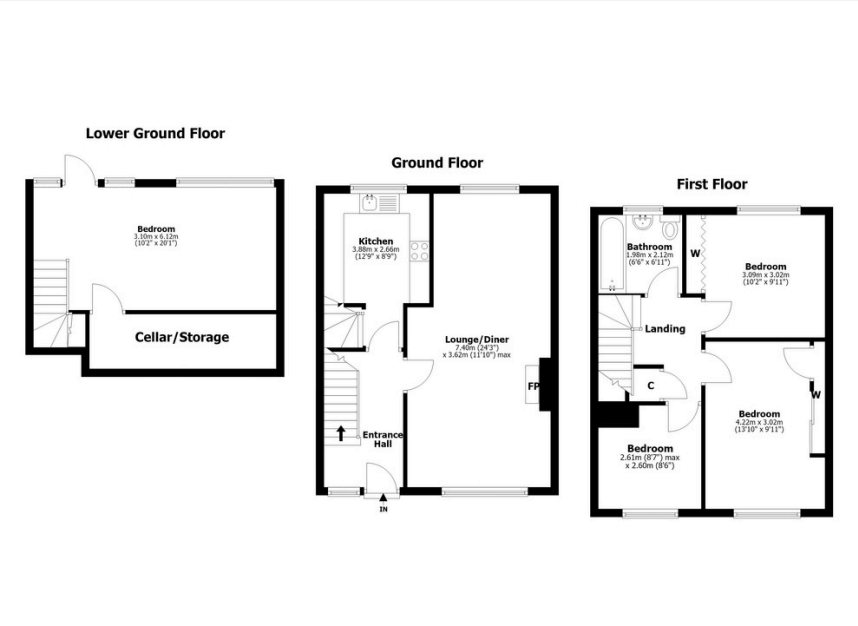












Accommodation

Lounge/Diner:	7.4m x 3.6m (24'3" x 11'10")
Kitchen:	3.89m x 2.67m (12'9" x 8'9")
Bedroom 1:	6.12m x 3.1m (20'1" x 10'2")
Bedroom 2:	4.22m x 3.02m (13'10" x 9'11")
Bedroom 3:	3.1m x 3.02m (10'2" x 9'11")
Bedroom 4:	2.62m x 2.6m (8'7" x 8'6")
Bathroom:	2.1m x 1.98m (6'11" x 6'6")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. 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. **Made with Metropix copyright 2011.**

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Agent's Note

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