

# ORCHARD BRAE

57/9 Orchard Brae Gardens  
**FIXED PRICE £139,950**

*Modern, freshly decorated top (2nd) floor flat with good open aspect  
Hall • living room • modern fitted kitchen • double bedroom and bathroom with shower  
Attractive stair • Electric heating • Entryphone • Private residents' parking  
Furniture available if required*

Viewing:

Thursday 6.30pm – 8pm Sunday 2pm – 4pm Or tel 0131 551 2736



Bright top (2nd) floor flat in modern purpose built block. Excellent central location with private residents' parking. Early viewing recommended.

#### Hall

Central ceiling light. Telephone point. Single power point. Fitted carpet.

#### Living Room (16'11" x 9')



Bright room with twin windows to front facing west with good, open out look. Television point. Two double and one single power point. Storage heater. Triple halogen spotlight. Fitted carpet.

#### Bedroom (12'10 x 8'7)



Good sized double bedroom with built in mirrored wardrobes. Central ceiling light. Window to front. Wall heater. Double and single power point. Fitted carpet.

#### Bathroom (6' x 6'2")

Spacious bathroom equipped with white three-piece suite. Tiled to ceiling level around shower area. Electric shower. Shower Curtain. Deep airing cupboard housing cold and hot water tanks with shelf for airing. Chrome fittings. Vinyl floor.

#### Kitchen (7'9" x 6'3")



Accessed from living room and having window giving outlook to rear. Ample base and wall units in birch finish. Electric hob and oven. Cooker hood. Brushed steel fittings. Tiled splash backs. Space for fridge freezer. Plumbing for washing machine. Stainless steel sink and drainer with mixer tap. Water heating boost control. Triple halogen spotlight. Vinyl floor.

#### Parking

Private residents parking is available

#### Extras

Carpets together with the washing machine and fridge freezer. Several items of furniture are available if required.

#### Finlaysons

135 Gorgie Road  
EDINBURGH  
EH11 1TH

DX ED44  
EDINBURGH - 1



#### Note

These particulars whilst believed to be correct cannot be guaranteed and no warranty is given or implied. Purchasers must satisfy themselves in all respects. Measurements are taken using a sonic measuring device and are for guidance only. Interested parties should note their interest via their solicitors. The sellers reserve the right to withdraw the property from the market at any time and to enter into negotiations with any party at any time.



t: 0131 346 0099

f: 0131 337 3751

e: mail@finlaysons.com, w: finlaysons.com