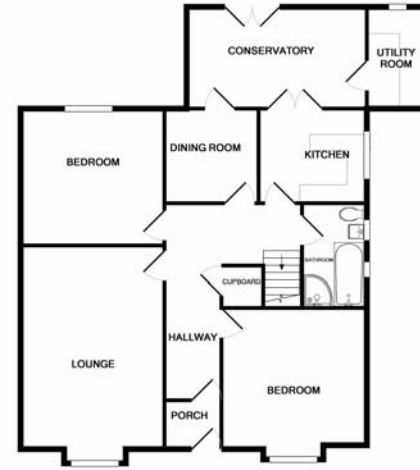
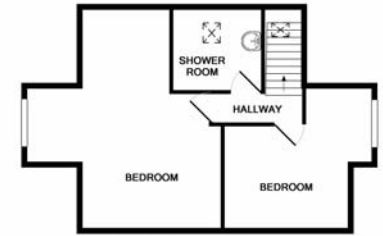


License No: ES100012703



GROUND FLOOR



1ST FLOOR

37 ORCHARDHEAD ROAD, EDINBURGH
Measurements are approximate. Not to scale. For guidance purposes only.
Made with Metreos 02/13



HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

GSB PROPERTIES

OFFERS TO:

18 HARDGATE HADDINGTON
EAST LoTHIAN EH41 3JS

TEL: 01620 825368 FAX: 01620 824671
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EDINBURGH,
LIBERTON
37 ORCHARDHEAD ROAD
EH16 6HS



**EDINBURGH,
LIBERTON
37 ORCHARDHEAD ROAD
EH16 6HL**

**SUPERB FAMILY HOME,
DETACHED HOUSE ON QUIET
CORNER SITE
ENVIABLE LOCATION WITH FINE
VIEWS OF THE CITY**

**ENTRANCE VESTIBULE
HALL
LOUNGE
CONSERVATORY
DINING ROOM/BEDROOM 5
KITCHEN
UTILITY ROOM
4 DOUBLE BEDROOMS
FAMILY BATHROOM
SHOWER ROOM
GARAGE & DRIVEWAY
GAS CENTRAL HEATING
DOUBLE GLAZING
LANDSCAPED GARDENS**

**VIEWING: BY APPOINTMENT
ONLY, TELEPHONE OWNERS 0131
666 1418**

GENERAL DESCRIPTION

Liberton lies approximately, 2 miles south of the city centre and 1 mile from the city bypass. There is excellent local shopping within the vicinity, at Liberton Brae, Cameron Toll and Straiton Retail Park. Stores include Sainsbury, Asda and Ikea. There is also a good choice of nurseries, primary and secondary schools in and around the surrounding districts which cater for both the public and private sectors. There are delightful walking areas nearby, e.g. Braid Hills, Hermitage of Braid and also the Mortonhall Estate. Regular bus services within two minutes walking distance from the

house, run to the city centre. The new Royal Infirmary and Edinburgh University are both close by and the main road networks are easily accessible via the city bypass. The property offered for sale lies on the south side of Edinburgh affording spectacular views of the city including Arthur's Seat and Salisbury Crags. It is an extremely bright spacious detached home with lovely sunny gardens and a large single garage. The accommodation comprises on ground floor - entrance vestibule, hall, lounge, dining room/bedroom 5, refurbished kitchen with Aga, utility room, very large conservatory, 2 double bedrooms and new bathroom; on the upper floor - two double bedrooms and a modern shower room. It is an easily run home with double glazing and gas central heating powered by a Combination boiler; and it is fitted with a security alarm system. To the front is a landscaped and easily maintained garden. Paved driveway provides off-street parking for at least three vehicles. On the north side is a small lawn and garden shed. The delightful private rear garden has a suntrap patio/sitting area with steps leading to a large area of lawn with a further upper level ideal for outside dining.

ACCOMMODATION

GROUND FLOOR:

ENTRANCE VESTIBULE 1.83M X 1.63 (6' X 5'4")

L-SHAPED HALL 5.23M X 4.72M X 2.32M (17'2" X 15'6" X 7'7")

LOUNGE 5.94M X 4.45M (19'6" X 14'7")

Wooden mantelpiece with tiled inset, slate hearth and gas living flame coal effect fire.

DINING ROOM/BEDROOM 5/STUDY 3.96M X 3.23M (13' X 10'7")

KITCHEN 4.11M X 3.35M (13'6" X 11')

A refitted contemporary kitchen with extensive range of cherry wood floor and wall fitted units, granite and block wood work surfaces and brushed steel handles and fittings. Two oven gas fired Aga, stainless steel combination microwave oven, stainless steel fridge and dishwasher included. Large double doors leading to conservatory.

CONSERVATORY 6.48M X 3.89M (21'3" X 12'9")

A particularly large and bright conservatory with ample space for large dining table and also a seating/play area. There are window blinds and electric blinds on the roof.

UTILITY ROOM 3.61M X 1.55M (11'10" X 5'1")

Sink unit and range of built-in units. Washing machine, tumble drier, fridge, freezer included. Door to side of house.

BEDROOM 1 5.72M X 3.55M (18'9" X 11'8")

A spacious, comfortable double bedroom with mirror fronted fitted wardrobes.

BEDROOM 2 3.84M X 3.81M (12'7" X 12'6")

A generous double bedroom with mirror fronted fitted wardrobes.



BATHROOM 3.01M X 1.83M (9'10" X 6")

Refurbished with white bath, large quadrant shaped shower cabinet with luxury mains-pressure stainless steel shower. WC and basin fitted to Ideal Standard "Space Saver" Units. Extract fan.

UPPER LEVEL:

BEDROOM 3 4.77M MAX. X 3.73M MAX. (15'8" X 12'3") BUILT-IN WARDROBE.

BEDROOM 4 3.69M MAX. X 3.79M MAX. (12'2" X 12' 5")

Deep walk-in storage cupboard off and door to extensive eaves floored storage area.

SHOWER ROOM 2.36M X 1.88M (7'9" X 6'2")

Refurbished with shower cubicle/electric shower. WC and basin semi-recessed into Ideal Standard "Space Saver" Units.

GARAGE 6.78M X 2.93M (22'3" X 9'7")

A very long single garage giving ample additional storage space. Power, light and water supplies. Up-and-over automatic door. Solid floor. Door giving access to the back garden.

EXTRAS

Included in the sale are all fitted carpets, venetian blinds, Aga,

NOTE

The free standing garden pots and furniture are excluded from the sale.

COUNCIL TAX BAND – G

ENERGY RATING – E



GSB PROPERTIES

TO VIEW TELEPHONE 01620 825368 WEB www.gsbproperties.co.uk