



Offers Over  
**£275,000**

## 18 Orchardfield Avenue

Corstorphine | Edinburgh | EH12 7SX

A fantastic opportunity has arisen to purchase this impressive and rarely available two bedroom upper villa quietly situated within the heart of desirable Corstorphine district of the city. Boasting a private garden while being positioned close to excellent commuting links and many local amenities, the property will undoubtedly appeal to a variety of buyers. Early viewing suggested.

-  2 beds
-  2 public
-  1 bathroom
-  Private garden
-  On-street parking
-  EPC Band - D
-  Council Tax Band - E



## Description

Internally, the accommodation is presented in a move-in condition while briefly comprising of; welcoming entrance staircase leading to the landing, bright and airy lounge with an electric fireplace and a bay window with a lovely and leafy open aspect, fully-fitted kitchen with integrated and freestanding white goods, tiling in splash areas and a generous pantry cupboard while being styled with white units and a light worktop, second reception room with a triple-aspect outlook, gas fireplace and views of Edinburgh Castle, first sizeable double bedroom with fitted storage provisions and access via staircase to a floored attic with a Velux window allowing for flexible use, second good sized double bedroom with space for freestanding furniture and different configurations, two-piece en-suite W/C, and a fully-tiled shower room with a single shower cubicle.

Further benefits include gas central heating and double glazing throughout.



## Extras

Selected fixtures and fittings, including; integrated gas hob and oven, freestanding washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

## Gardens and Parking

To the rear of the property is a large and low maintenance private garden space mostly laid with chip stone with a patio area and mature shrubs. For the car owner, there is unrestricted on-street free parking available to accommodate residents and visitors alike.

## Viewing

By appointment through Neilsons 0131 625 2222.





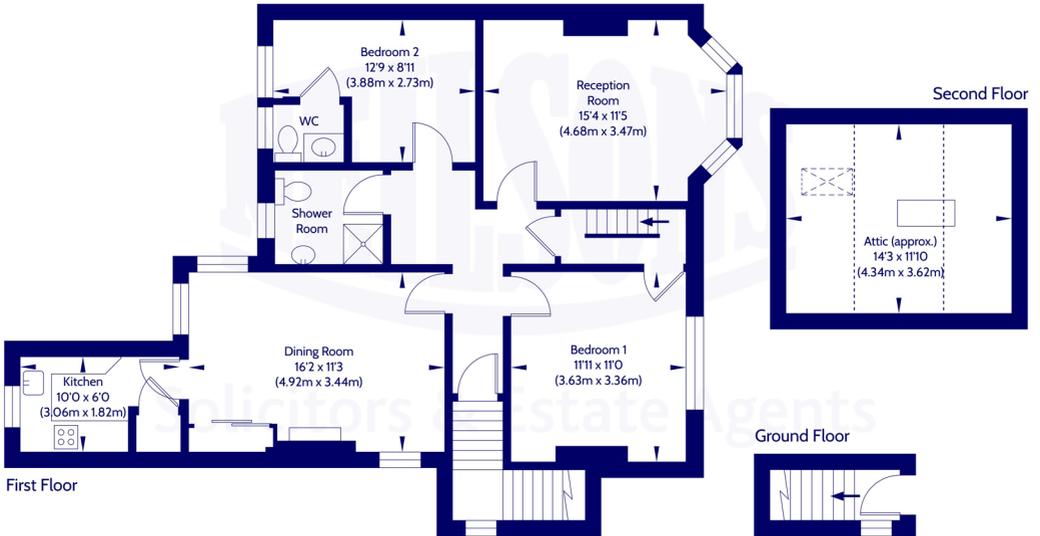
## Location

The property is situated within the sought after Corstorphine area of the city. Excellent local amenities are on hand together with the Gyle shopping Centre housing many high street named shops and services. Edinburgh Business Park and the new Royal Bank Headquarters at Gogar are both easily accessible. The property is conveniently positioned to take advantage of the excellent commuting links nearby including the City of Edinburgh Bypass, M8/M9 and the A8 linking Edinburgh International Airport. Excellent public transport operates regularly providing quick and easy access into the city Centre. Reputable schooling from nursery to senior levels are within proximity of the property with further education at Edinburgh College and Heriot Watt University all within easy reach. Leisure and recreational facilities include the close at hand Gyle Park, David Lloyd and Drum Brae leisure centres together with Edinburgh Zoo and BT Murrayfield Stadium.





Approx. Gross Internal Floor Area 83.64 Sq M / 900 Sq Ft.



Area excludes any garages, outbuildings, unconverted attics, eaves and voids if applicable.  
All measurements are approximate and include areas under coombed ceilings in finished rooms.  
Not to scale. For identification only. © 2024 Neilsons Solicitors & Estate Agents  
Plans by planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills & Powers of Attorney
- Estate Planning
- Executries
- Powers of Attorney

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
Edinburgh

**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

