



## 2 ORCHARD BRAE GARDENS WEST

Orchard Brae, Edinburgh, EH4 2HL



1

Public Room



2

Bedrooms



1

Bathroom





# 2 ORCHARD BRAE GARDENS WEST

**T**his main-door lower villa is a charming two-bedroom residence that has attractive interiors, enjoying light decoration throughout and quality fixtures and fittings. It also benefits from two private gardens, including a generous south-facing garden. Adding to the home's appeal, it boasts a desirable location in sought-after Orchard Brae, providing easy access to amenities, schools, and transport links. Furthermore, it is within brisk walking distance of the city centre as well, making it an excellent location for professionals, couples, first-time buyers, small families, and downsizers alike.

Nestled behind a private front garden, the home is inviting from the outset.



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EPC  
RATING

D

COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
**0131 516 5366**

## Features

- A charming lower villa with attractive interiors
- Situated in sought-after Orchard Brae
- Light decoration throughout
- Private main-door entrance
- Welcoming porch and hall with generous storage
- Living/dining room with a south-facing aspect
- Well-appointed kitchen with rear garden access
- Two double bedrooms (one with built-in wardrobe)
- Modern bathroom with overhead shower
- Private gardens to the front and rear
- Controlled permit parking (Zone N5)







The private front door opens into a bright porch flowing through to a hall with generous storage. It is a lovely introduction that continues into the living and dining room. Here, light decoration is paired with a wood-textured floor which brings a warm glow of colour to the room. It is an appealing aesthetic for new buyers, providing a blank canvas that is easy to style. This reception area also enjoys ample space for both lounge and dining furniture, and it has a large south-facing window that floods the room in natural light. Two built-in bookcases add the finishing touch. Next door, the kitchen is well-appointed with base and wall cabinets and stone-inspired worktops – an attractive and practical design. It affords access to the rear garden and comes with a selection of appliances.























Meanwhile, the two double bedrooms are both bright and airy, with plenty of floorspace for bedside furnishings. The principal bedroom is decorated in soothing neutral hues set alongside a tasteful accent wall that frames a built-in mirrored wardrobe. The second bedroom also enjoys modern styling and both are laid with plush carpets for maximum comfort. A modern three-piece bathroom (with an overhead shower) finishes the accommodation.

Extras: integrated oven, gas hob, and concealed extractor hood, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.







Outside, the home's large front garden is fully enclosed and predominantly laid to lawn, enjoying mature plants and a suntrap, south-facing aspect – perfect for summer enjoyment. Also private to the property is a rear garden that is ideal as a drying green.

The property is within a controlled permit parking area as well (Zone N5)



## ORCHARD BRAE, EDINBURGH

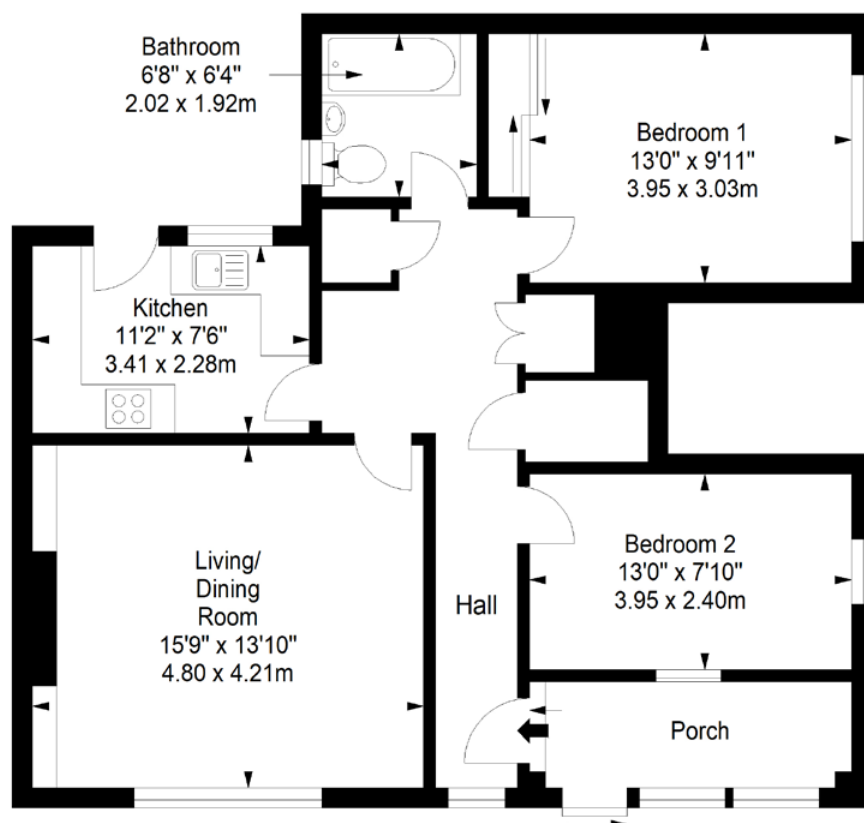
Promising a desirable central location, ideal for city professionals and families, Orchard Brae lies within walking distance of the heart of Edinburgh. Enjoying easy access to beautiful open spaces and renowned cultural venues, the area is situated close to the scenic Water of Leith walkway leading to the picturesque Dean Village and the Scottish National Galleries of Modern Art. The area hosts a fitness club, whilst Ravelston and Murrayfield provide delightful courses for a relaxing round of golf. In addition to nearby Princes Street and the capital's West End, Orchard Brae is served by high-street retail outlets and a Sainsbury's superstore at Craigmile Retail Park, as well as an eclectic range of independent shops, cafes, pubs and eateries in charming Stockbridge. Excellent state schools fall within the area's catchment, whilst the renowned independent ESMS schools are also situated within the local area. Orchard Brae enjoys fantastic public transport links across the city, as well as swift access to the Forth Road Bridge, Edinburgh Airport and the motorway network.



# FLOORPLAN

## Ground Floor

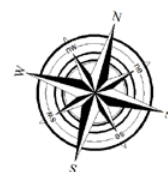
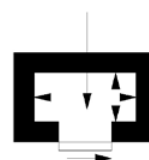
Approx. 77.0 sq. metres (828.8 sq. feet)



## Shed

Approx. 0.8 sq. metres (8.6 sq. feet)

Shed  
4'2" x 2'0"  
1.27 x 0.60m



Total area: approx. 77.8 sq. metres (837.4 sq. feet)



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These particulars were prepared on the basis of our own knowledge of the local area and, in respect of the property itself, information supplied to us by our clients; all reasonable steps were taken at the time of preparing these particulars to ensure that all details contained in them were accurate. All statements contained in the particulars are for information only and all parties should not rely upon them as statements or representations of fact. In particular, (a) descriptions, measurements and dimensions, which may be quoted in these particulars are approximate only and (b) all references to conditions, planning permission, services, usage, constructions, fixtures and fittings and movable items contained in the property are for guidance only. Our clients may instruct us to set a closing date for offers at short notice and therefore if you wish to pursue interest in this property, you should immediately instruct your solicitor to note interest with us. Our clients reserve the right to conclude a bargain for the sale of the above subjects or any part thereof ahead of a notified closing date and will not be obliged to accept either the highest or indeed any offer for the above subjects or any part thereof. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order.