



## 2 ORCHARD BRAE GARDENS WEST

Orchard Brae, Edinburgh, EH4 2HL

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 1  
Public Room

 2  
Bedrooms

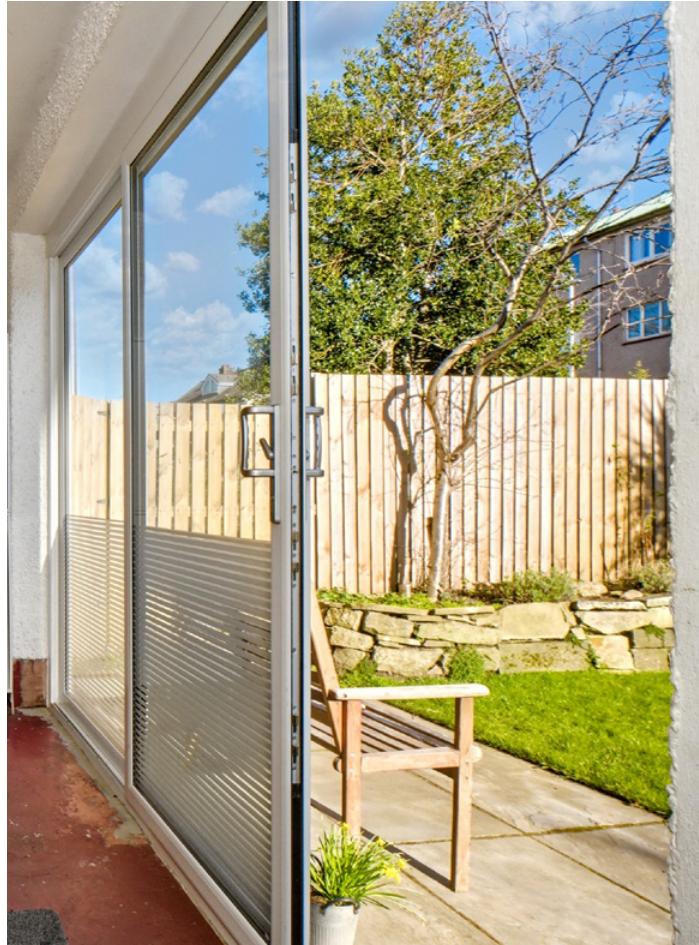
 1  
Bathroom



# 2 ORCHARD BRAE GARDENS WEST

This 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.

**C**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 Craigleath Retail Park, as well as an eclectic range of independent shops, cafes, pubs and eateries in charming Stockbridge. Excellent state schools fall within the areas 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

