



36 Orchardhead Road,  
Liberton, Edinburgh, EH16 6HP.

CALL US ON 0131 447 4747



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- Entrance vestibule.
- Welcoming reception hall with storage.
- Access to substantial floored attic via Ramsay ladder.
- Attractive bay windowed living room with feature fire.
- Formal dining room with feature gas fire.
- Patio doors to rear garden.
- Contemporary fitted breakfasting kitchen with appliances.
- Door with access to rear garden.
- Two good sized double bedrooms both with storage.
- Single bedroom.
- Superb modern fitted four piece bathroom with shower.
- Gas central heating.
- Double glazing.
- Original features.
- Alarm.
- Private garden to front.
- Private garden to side with patio area.
- Enclosed garden to rear.
- Driveway accessed from Orchardhead Loan leading to garage.
- Unrestricted on-street parking.
- Views to Arthur Seat.



## GENERAL DESCRIPTION

Stunning detached bungalow situated on an ideal corner position in the popular and much sought after Liberton district of the city, a short journey to the south of the City Centre and close to an excellent range of local amenities. The property would make an ideal family home in a fantastic location and in addition there is planning permission in place for an attic conversion consisting of two bedrooms both with en-suites.

COUNCIL TAX BAND  
TRAIN STATION  
AIRPORT  
BUSES

G.  
APPROXIMATELY 2.8 MILES TO EDINBURGH WAVERLEY TRAIN STATION.  
APPROXIMATELY 12.2 MILES TO EDINBURGH AIRPORT.  
WITHIN 100 METRES.

## LOCATION

Orchardhead Road is situated in Liberton, a desirable residential area located on the south side of the city just three miles from Princes Street. The area is leafy and residential yet is within easy reach of the city centre via regular public transport services and less than ten minutes from the city bypass. It is a popular and attractive place to live with good access to schools, Edinburgh University King's Buildings and the Royal Infirmary, the Medical School and the new Sick Kids' at Little France. Leisure options are also plentiful and range from golf courses to horse riding and hill walking in the wonderful open spaces of the Braid Hills and Hermitage of Braid. The Straiton retail outlet is within a few minutes by car and plays host to the majority of High Street stores, as well as Ikea, Costco and large branches of both Asda and Sainsbury whilst Cameron Toll is also close by.

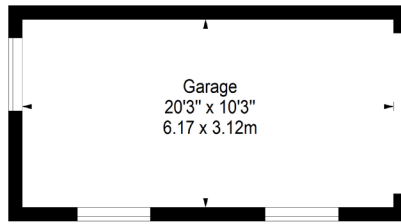
EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, SOME LIGHT FITTINGS, SOME CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, COOKER HOOD, FULL LENGTH FRIDGE, FREEZER, DISHWASHER AND WASHER/DRYER.







**ENERGY PERFORMANCE  
CERTIFICATE RATING D**

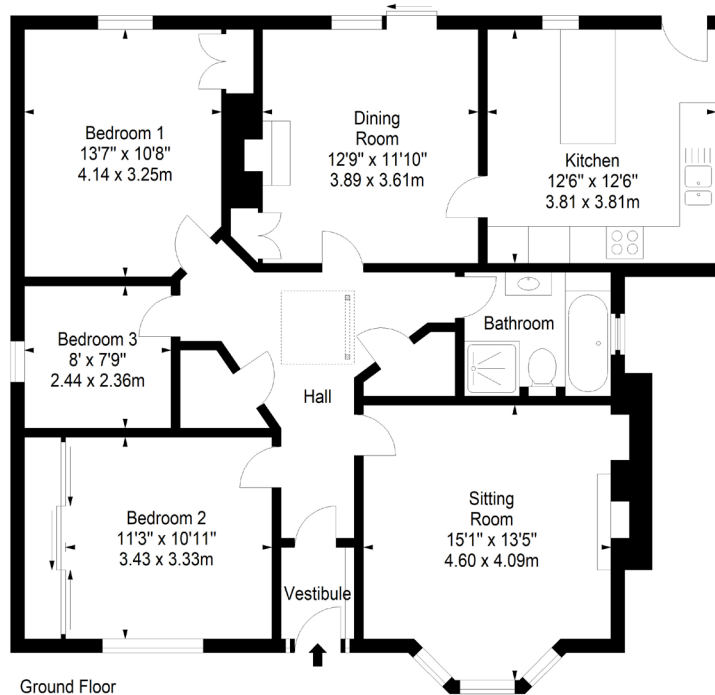
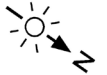


Ground Floor

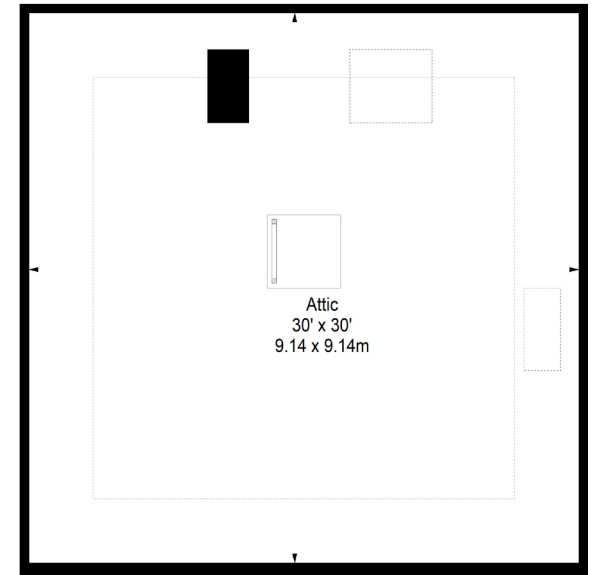
**Orchardhead Road,  
Edinburgh,  
Midlothian, EH16 6HP**



Approx. Gross Internal Area  
1157 Sq Ft - 107.49 Sq M  
Attic  
Approx. Gross Internal Area  
900 Sq Ft - 83.61 Sq M  
Garage  
Approx. Gross Internal Area  
208 Sq Ft - 19.32 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Ground Floor



Attic

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747

**WEBSITE: [GILLESPIEMACANDREW.CO.UK/PROPERTIES](http://GILLESPIEMACANDREW.CO.UK/PROPERTIES)**

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. 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. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.