

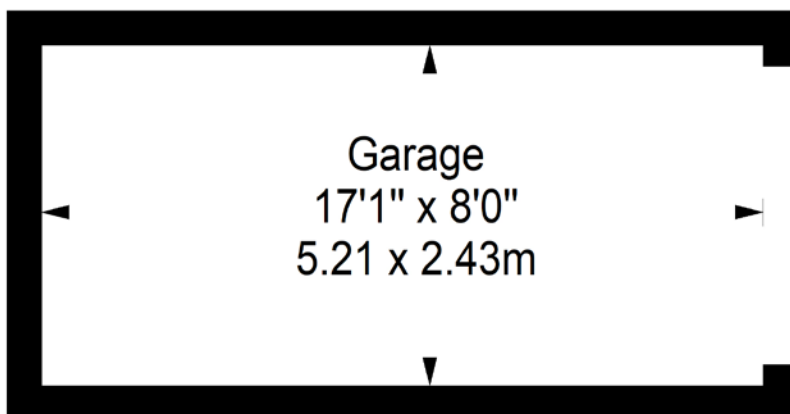
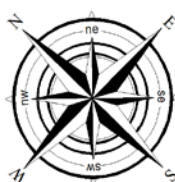
# GARAGE, 67B ORCHARD BRAE GARDENS

EDINBURGH, EH4 2UQ

*Highly desirable single car lock-up garage situated in a sought after residential area very close to the city centre.*



**CULLERTON'S**



Total area: approx. 12.6 sq. metres (135.6 sq. feet)



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2020-2021



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ESTATE AGENCY  
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**WINNER**  
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OF THE YEAR  
2021-2022

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.