

# 53 ORCHARD BRAE AVENUE

ORCHARD BRAE, EDINBURGH, EH4 2UR

*A modern four-bedroom (plus study) townhouse which offers bright and spacious accommodation that is beautifully presented throughout to high standards in move-in condition.*





CULLERTON'S

WELCOME TO CULLERTON'S  
THE ETHICAL PROPERTY  
PROFESSIONALS

Situated in Stockbridge and bordering the New Town, Cullerton's is dedicated to providing bespoke, highly personalised property services through an ethical business model. We believe in clear communication, expert advice and absolute assurance. This underpins our business philosophy, which is based upon ethical practices for our clients, partners and charities alike. Trust, transparency and integrity are at the heart of everything we do.

AN AWARD-WINNING CREATIVE TEAM

With a long history of working successfully together, Cullerton's will continue to work closely with Property Studios, a specialist creative marketing agency, to ensure the highest quality of photography, professional copywriting, marketing and design to all their clients. The Property Studios team of nearly 20 creative professionals, with multiple awards in design and photography, showcase every property with magazine-level marketing materials. They highlight the lifestyle and the unique selling points during the professional photo-shoot, design and professionally written copy and work closely with Cullerton's, to create stylish, accurate and attractive marketing material.



CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2020-2021

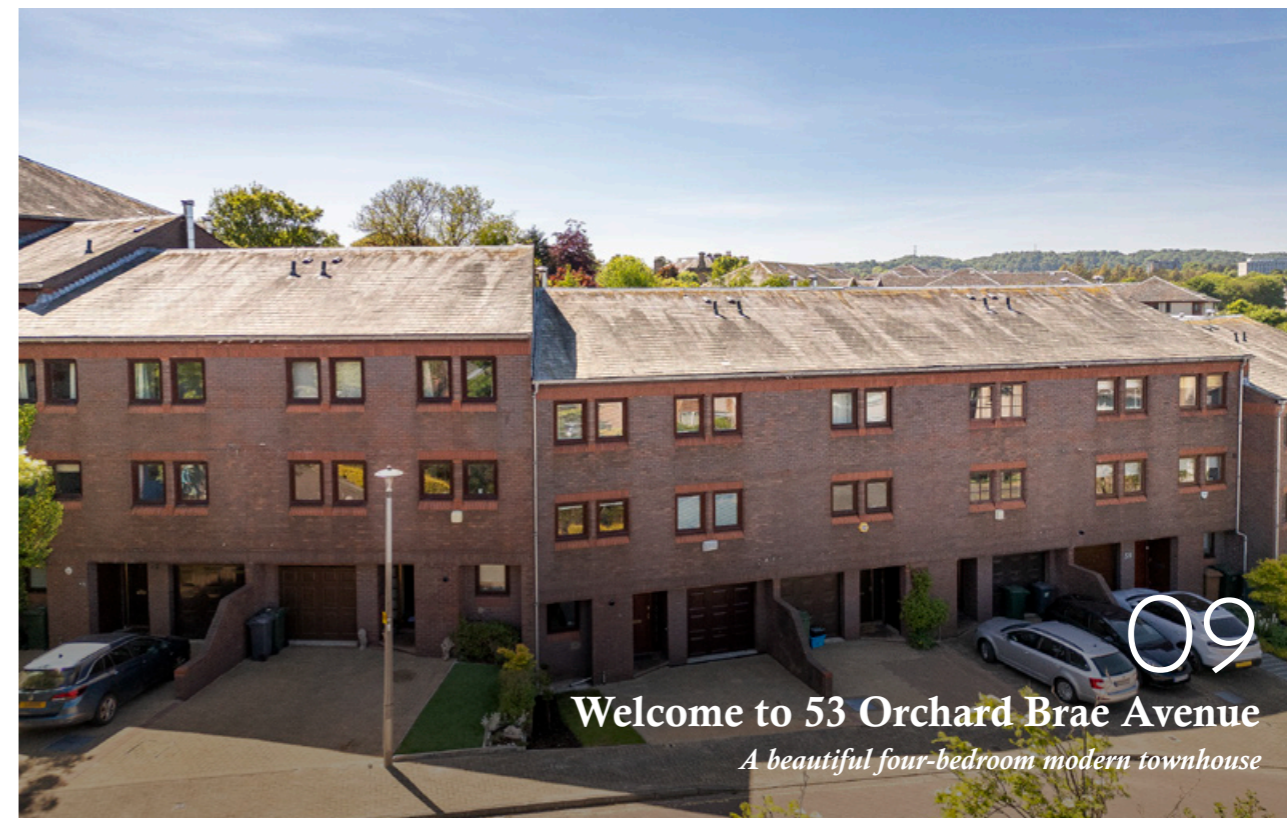


CorporateLiveWire  
SCOTLAND  
PRESTIGE AWARDS  
ESTATE AGENCY  
OF THE YEAR  
2021-2022



ESTATE AGENCY  
OF THE YEAR  
2021-2022

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*A beautiful four-bedroom modern townhouse*

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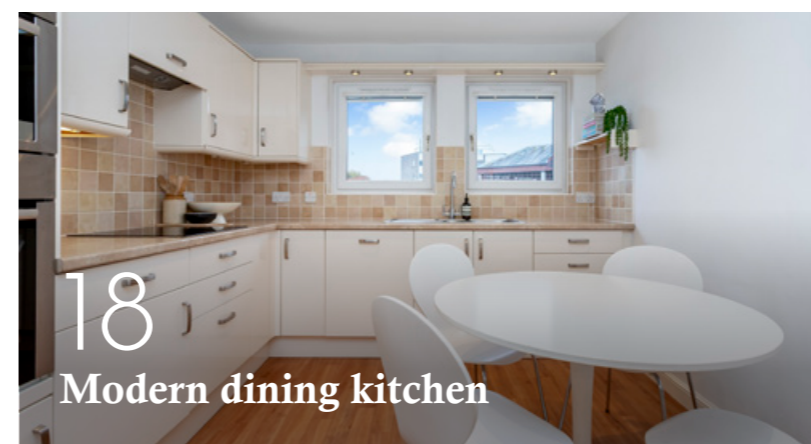
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## Property Name

53 Orchard Brae Avenue

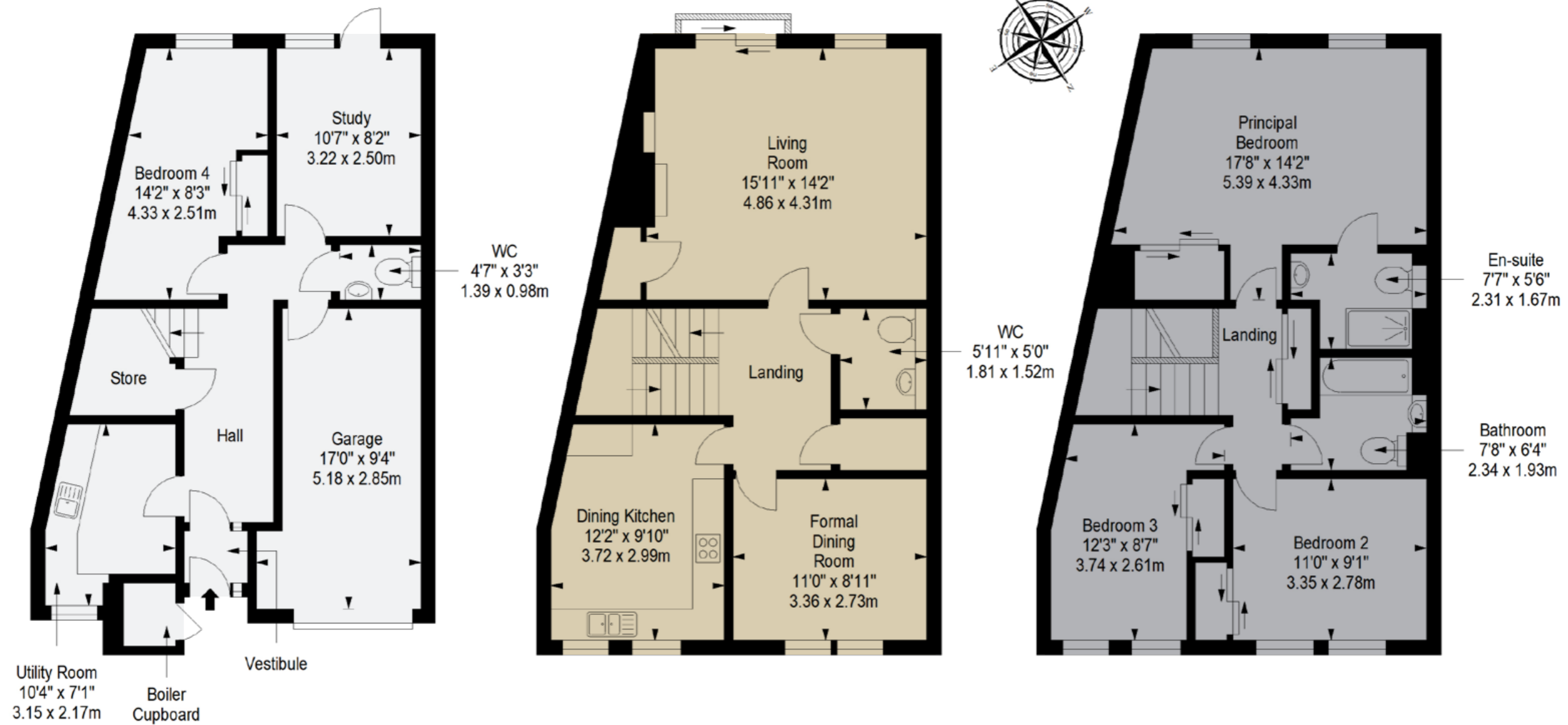
## Location

Orchard Brae, Edinburgh, EH4 2UR

## Approximate total area:

174.2 sq. metres (1875.1 sq. feet)

□ - Ground Floor    □ - First Floor    □ - Second Floor





53 Orchard  
Brae Avenue



# A BEAUTIFUL

## FOUR-BEDROOM MODERN TOWNHOUSE

Discover a modern townhouse which is located within a highly sought-after development in Orchard Brae, positioned directly opposite Stewart's Melville College. This exceptional and inviting home spans three thoughtfully designed floors, offering a wealth of living space that includes two elegant reception rooms, a quality dining kitchen, four bedrooms, and a versatile study. With two bathrooms, two WCs, and an abundance of storage, every detail has been considered to meet all the needs of families. Enhancing the practicality of this residence is an integrated garage and a southwest-facing private garden that enjoys plenty of sunshine throughout the day. It also has a superb location, just a short walk from a Waitrose store and Flora Stevenson Primary School. Stockbridge and the city centre are also within easy strolling distance, and it sits on a direct route to the airport.

### GENERAL FEATURES

A modern townhouse covering 1875 square feet  
Forms part of a highly sought-after development  
Desirable location in popular Orchard Brae  
Neutral interiors and quality finishings throughout  
Home Report value - £650,000  
EPC Rating - D

### ACCOMMODATION FEATURES

Vestibule leading into a roomy hall with built-in store and a WC  
Southwest-facing, bright and sunny living room with a Juliet balcony  
Intimate formal dining room for family meals  
Modern dining kitchen with integrated appliances  
Separate utility room with a discreet location  
Landing with a walk-in airing cupboard and a WC  
Three double bedrooms with built-in wardrobes  
Versatile fourth bedroom with a built-in wardrobe  
Spacious study with direct access to the garden  
Modern three-piece en-suite shower room  
Three-piece family bathroom with overhead shower  
Gas central heating via new boiler replaced in 2023  
Modern double-glazed windows

### EXTERNAL FEATURES

Large communal front garden with a vast lawn  
Private rear garden with southwest-facing aspect  
Private driveway and an integral single garage

A wide-angle photograph of a large, well-maintained communal front garden. The foreground is dominated by a vast, green lawn with long, soft shadows cast by trees off-camera. In the middle ground, several mature trees with dense green foliage are scattered across the lawn. To the right, a wooden bench is nestled under the shade of a tree. Behind the trees, a low, dark green hedge runs across the garden. In the background, a multi-story brick building with several windows is visible, partially obscured by the branches of trees on the left. The sky is a clear, bright blue.

LARGE COMMUNAL FRONT GARDEN WITH A VAST LAWN

AN IDYLIC

# INTRODUCTION



Nestled behind a large communal garden that provides the development with privacy and outdoor recreational space, the townhouse enjoys an idyllic introduction. Upon entry, a bright vestibule flows seamlessly into a hall, complete with a generous store and a convenient WC. The neutral styling and airy ambience set the tone for the high standards one can expect throughout the home, whilst also ensuring a wonderful first impression.



TWO INVITING  
RECEPTION ROOMS





## SOUTHWEST-FACING LIVING ROOM WITH A JULIET BALCONY

Ascend to the first floor to discover the living room and a formal dining room. Enjoying a spacious footprint and a wonderfully bright ambience, the living area is enhanced by crisp neutral decoration and a snug carpet – the ideal look for new buyers. A charming fireplace serves as the focal point for furniture arrangements, with an adjacent shelved recess for showcasing treasured items. Southwest-facing doors also slide open to a Juliet balcony for a flood of natural light, while offering scenic views over the leafy communal gardens towards Stewart's Melville College. A built-in cupboard provides on-hand storage, completing the space. The formal dining room, on the other hand, is an intimate setting for family meals, enjoying a wood-toned floor for ease of maintenance.

# THE KITCHEN

## PERFECT FOR SOCIALISING

The dining kitchen is perfect for socialising whilst cooking and for casual meals together. It has an attractive modern design, with white cabinets offering excellent storage, alongside stone-inspired worktops that are downlit. Complementary splashbacks elevate the space further, in addition to integrated appliances for a streamlined finish (ceramic hob, brand-new concealed extractor, oven and microwave combi oven, fridge/freezer, and dishwasher). A ground-floor utility room provides further storage and additional freestanding white goods, ensuring a quiet setting for laundry.





The formal dining room, on the other hand, is an intimate setting for family meals, enjoying a wood-toned floor for ease of maintenance.



# THE BEDROOMS



## FOUR BED-ROOMS AND A STUDY

The home provides four bright bedrooms, each fitted with built-in wardrobes. Furthermore, every room is finished in neutral hues and with soft carpeting for ultimate comfort. Three of the bedrooms (all of which are spacious doubles) reside on the second floor off a landing that includes additional storage. Here, the large principal suite has the added advantage of a southwest-facing aspect and its own modern en-suite shower room. The fourth bedroom is a flexible space set on the ground floor. It is accompanied by a versatile study that offers direct access to the rear garden, making it an ideal space for creative use.



A LARGE PRINCIPAL SUITE WITH ITS OWN  
MODERN EN-SUITE SHOWER ROOM



# A VERSATILE STUDY THAT OFFERS DIRECT ACCESS TO THE REAR GARDEN





# TWO BATHROOMS

## AND TWO WCS

Practicality is evident with the inclusion of the (aforementioned) ground-floor WC and another WC located on the first floor beside an airing cupboard. Meanwhile, the second floor is served by the principal's en-suite and a light grey-tiled family bathroom, fitted with a pedestal washbasin, a toilet, a towel radiator, and a bath with an overhead shower. Maintaining design continuity, all the sanitaryware throughout the home is white.

Remarkably warm and cosy in the winter, the home has modern double-glazed windows and gas central heating via a new boiler installed in 2023.

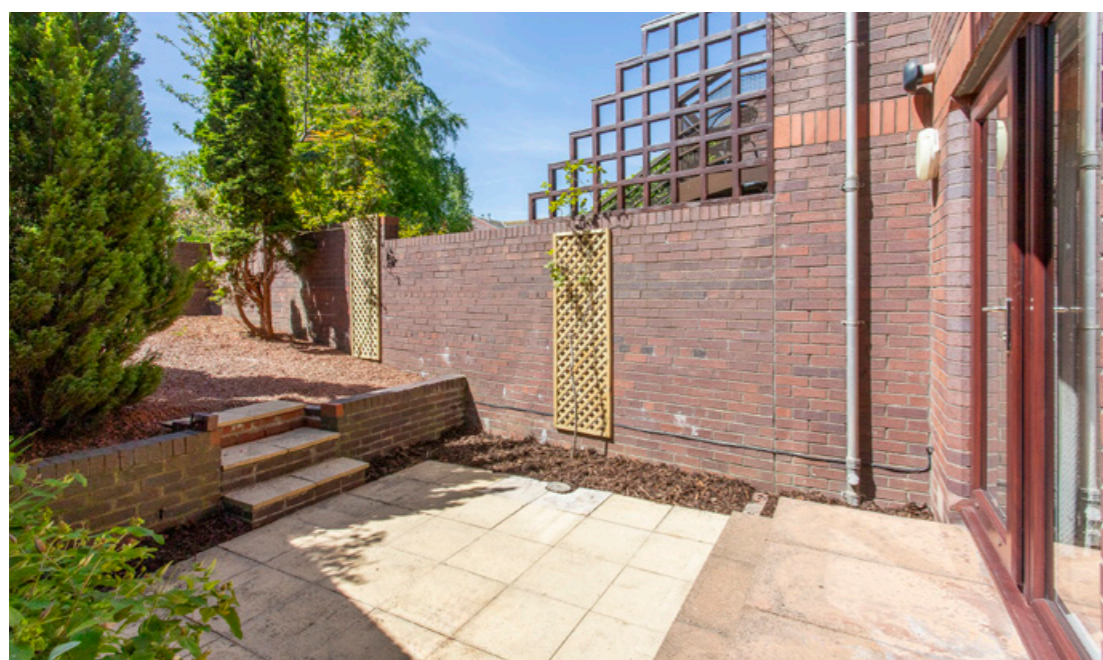


# AN IDYLIC

## SPACE FOR FAMILIES

The home's private rear garden has an easy-to-maintain design that is perfect for summer dining. It is fully enclosed by a high wall for safety and it has a suntrap, southwest-facing aspect, enjoying plenty of sun in the afternoon and evening. The communal garden to the front features a sweeping lawn framed by mature plants and trees, creating an idyllic space for families to enjoy. Private parking for two cars is also provided via a private driveway and integral single garage that has useful access to the hall.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, a freestanding washing machine, and a fridge to be included in the sale.





NESTLED BEHIND A LARGE COMMUNAL  
GARDEN THAT PROVIDES THE  
DEVELOPMENT WITH PRIVACY AND  
OUTDOOR RECREATIONAL SPACE



# 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.



### SCHOOLS

State Schools: Flora Stevenson Primary School, Broughton High School, St Mary's RC Primary School, St Thomas of Aquin's RC High

Independent Schools: Stewart's Melville College, Fettes College, Edinburgh Academy, St. George's School for Girls

### CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library.

### SHOPPING

Craigmile Retail Park is nearby, along with a wide range of independent retailers, grocers, and a farmer's market in Stockbridge. There is a Waitrose closer to home and luxury brands at Multrees Walk and George Street in the New Town.

#1

HIGHLY DESIRABLE CITY LOCATION  
CLOSE TO FANTASTIC AMENITIES,  
TRANSPORT LINKS, AND  
HIGHLY-REGARDED SCHOOLS.

### LOCATION



Highly sought-after setting within easy reach of some of Edinburgh's most fashionable places, including Stockbridge, Dean Village, and the West End.

### TRANSPORT



Bus – 19, 22, 37, 43, 47, X55, X58, X59, X59A, 100 Airlink

Tram Stop – West End (0.9 miles)

Train Station – Haymarket (1.0 mile)

Airport – Edinburgh International (7.4 miles)



### SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh.

### FOOD & DRINK

Some of Edinburgh's best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby.

### PARKS

Dean Gardens, The Water of Leith Walk and Cycle way, Orchard Park, Royal Botanic Gardens, Inverleith Park





MARK CULLERTON

THE PROPERTY EXPERT BEHIND THE PERSONALISED SERVICE

Owner and founder Mark Cullerton is well-known within the Scottish property industry for his unique blend of market acumen and strong business ethics. Throughout his 30 years in the industry, Mark has garnered a loyal following of clients who value his unrivalled industry knowledge, and respect his honest, straightforward approach. Over the years he has gained professional plaudits and numerous industry awards. He has amassed a wealth of invaluable professional experience and has held several senior and directors' positions among high-ranking solicitors and estate agents in Edinburgh. Officially opening its doors in 2017, Cullerton's Estate Agents & Property Consultants has a clear vision: to deliver a bespoke, highly personalised service in all aspects of property sales.

*M Cullerton*

CULLERTON'S - THE ETHICAL PROPERTY PROFESSIONALS

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THE CULLERTON'S TEAM - HANDPICKED PROPERTY PARTNERSHIPS

From our office on St Stephen Street in Stockbridge, our close circle of handpicked, award-winning professionals and partnerships will exceed your property service expectations. We put together a unique service package that is tailored to your individual needs, including qualified legal advice from our chosen legal partners, reliable valuations and market predictions from our specialist valuers and surveyors, and magazine-level photography, copywriting and design by our marketing team. Just as we cherish the close relationships we enjoy with our clients, we also value long-standing professional partnerships, based not only on trust, but also on success.

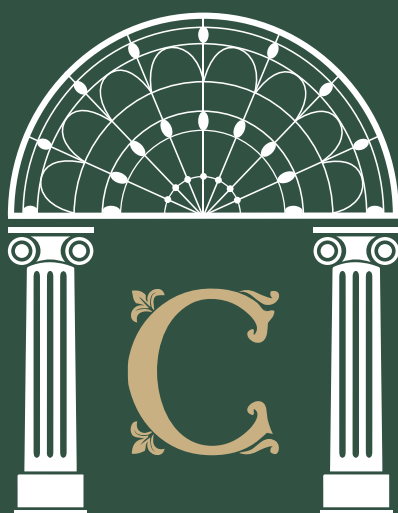


GIVING BACK TO OUR COMMUNITY - OUR SELECT CHARITIES, CONSERVATION AND PARTNERS

We take pride in our ethical business practices, particularly our steadfast attitude towards fairness and equality in the workplace, environmental conservation, and our pro-active support of our partner charities in Edinburgh and across the UK. All our business systems and products have been designed and chosen to make a low environmental impact. We also believe strongly in giving back to our community, particularly the causes we feel passionate about. Cullerton's supports over six charities, to whom we donate a percentage of our profits, monthly.

OUR CLIENTS

Whether you are a first-time buyer or seasoned homeowner, a property developer or an investor, the property market can be a daunting place, where professional advice is paramount. Driven by our guiding principles, as well as our unrivalled industry expertise, we are proud to have established a strong, long-standing client base, which includes residential and commercial clients, builders and property developers. By taking the time to get to know each client, and by understanding their individual aspirations, we are best equipped to provide sound support and advice every step of the way.



# CULLERTON'S

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CorporateLiveWire

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PRESTIGE AWARDS**

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OF THE YEAR

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## DISCLAIMER

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.