










Offers Over

**£290,000**

## 17/5 Orchard Brae Gardens

Orchard Brae | Edinburgh | EH4 2HQ

A fantastic opportunity has arisen to purchase this three bedroom second (top) floor flat, situated in the desirable residential district of Orchard Brae. Located close to excellent local amenities in the West End and Stockbridge, and with the added benefits of a south facing private balcony and large attic, this flat will have a wide appeal in the market and viewing is highly recommended.

-  3 bedrooms
-  1 public room
-  1 bathroom
-  Communal garden
-  Permit/meter parking
-  EPC Rating – C
-  Council Tax Band – E



## Description

Quietly situated on the top floor, the property is entered via a secure stairwell, with the accommodation briefly comprising of hallway with two deep storage cupboards, bright lounge with gas fire and fireplace, south facing balcony off with space for a small table and chairs, fitted kitchen with a range of wall and base units and a lovely green outlook towards Fettes College, three bedrooms (one is currently used as a dining room) all with storage, and a partially tiled bathroom with a white suite and shower over the bath. In addition to this there is access to a large floored attic with velux window.

The property further benefits from gas central heating and a private storage cupboard at ground level.



## Extras

All fitted fixtures and fittings are included in the sale along with the gas hob and electric oven, undercounter fridge, dishwasher and washing machine.

## Gardens and Parking

There is a well maintained communal garden and drying area to the rear of the property, and there is a mix of permit/meter parking available outside.

## Viewing

Please contact Neilsons on 0131 625 2222





## Location

Orchard Brae Gardens is enviably located within the established residential district of Orchard Brae, ideally placed to take advantage of excellent local amenities. The fashionable shops, cafes and bars of the West End and Stockbridge are within reasonable walking distance, as are the modern art galleries on Belford Road. A choice of supermarkets including Sainsbury's and Waitrose are close at hand, with Craigleith Retail Park also offering a selection of high street named shops and superstores including Marks & Spencer. Excellent local bus services provide swift access to the City Centre and surrounding areas, and a wide choice of recreational facilities are available in the vicinity including sports clubs, parks and green spaces. Highly regarded schooling is close by in both the state and private sectors from nursery to secondary level.





Approx. Gross Internal Floor Area 81.06 Sq M / 873 Sq Ft.

## Second Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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**Head Office**  
138 St John's Road  
Edinburgh

**Property Department**  
142 St John's Road  
Edinburgh

**City Centre**  
2a Picardy Place  
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**South Queensferry**  
37 High Street  
South Queensferry

**Bonnyrigg**  
72 High Street  
Bonnyrigg

