



Solicitors & Estate Agents










Offers Over

£260,000

6/17 Orchard Brae Avenue

Orchard Brae | Edinburgh | EH4 2HP

A stylish and beautifully presented penthouse apartment (with lift) forming part of a well-maintained, purpose-built block, and enjoying a superb central location in the capital's leafy Orchard Brae area.

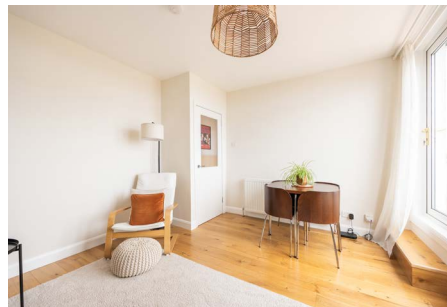
-  2 bedrooms
-  1 public room
-  1 bathroom
-  Residents parking
-  Communal grounds
-  EPC rating – D
-  Council tax band – D



Description

The property has benefited from several quality-of-life enhancements by the current owners, including newly installed gas central heating, a new boiler, stylish engineered flooring throughout, and upgrades to the balcony.

Presented in true move-in condition, the accommodation is accessed via secure entry and lift, and briefly comprises; a welcoming hallway with built-in storage cupboard; a bright and spacious reception/dining room with fresh neutral décor and direct access to a substantial private balcony; a well-equipped kitchen fitted with a range of white base and wall-mounted units, contrasting wipe-clean worktops, tiled splashback areas, and a selection of integrated appliances; a good sized principal bedroom with stunning open views; a second double bedroom with excellent built-in storage; and a sleek, contemporary shower room featuring a countertop basin, heated towel rail, WC, and walk-in mains shower.



Extras

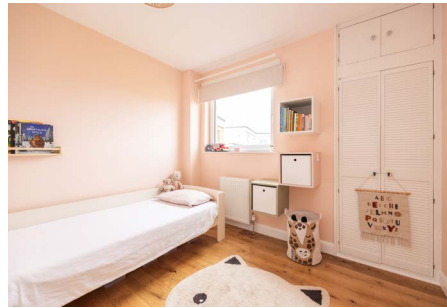
All integrated appliances are included. Please note that white goods and many items of furniture are available by separate negotiation.

Gardens, Parking and Factor

The development features beautifully maintained gardens, including lawn areas, well-stocked flower beds, and lovely mature trees. Ample residents' parking is available at the front, and the communal areas are regularly maintained by Trinity Factors at a cost of approximately £75 per month.

Viewing

By appointment through Neilsons (0131 625 2222).





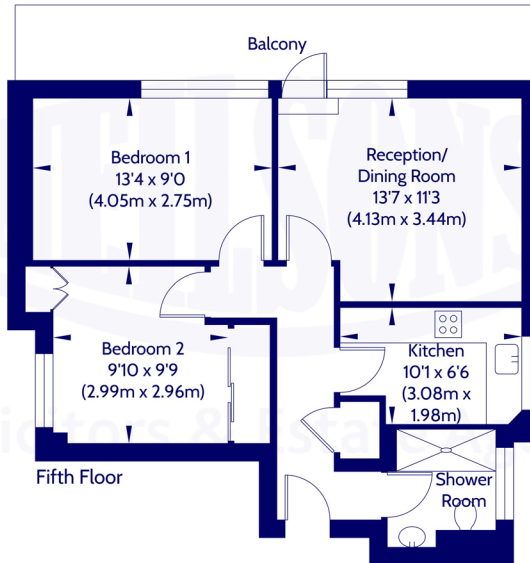
Location

This property enjoys a prime central location within the highly sought-after Orchard Brae district. Craigleith Retail Park offers a range of supermarkets and larger stores, with a Waitrose located in nearby Comely Bank. Edinburgh's vibrant West End and Stockbridge district are just a short walk away, with regular bus services available on adjacent Orchard Brae and excellent bus routes along nearby Queensferry Road. For commuters, there is easy access to the City Bypass, Scotland's central motorway network, Edinburgh Airport, and the Queensferry Crossing. Leisure amenities are among the best in the city, including several golf courses, the Water of Leith Walkway, and the beautiful open spaces of Inverleith Park and the Royal Botanic Gardens. A wide selection of public and private schools are available nearby, covering all levels from nursery to secondary.





Approx. Gross Internal Floor Area 53.22 Sq M / 573 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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