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Offers Over
£395,000

41/7 Orchard Brae Avenue

Orchard Brae | Edinburgh | EH4 2UP

A rare opportunity has arisen to acquire this beautifully presented third-floor penthouse apartment, situated in a popular modern development just a short walk from the West End, Stockbridge, and Craigleith. Finished to an exceptionally high standard and meticulously maintained by the present owner, the property is offered in superb condition throughout. The apartment benefits from gas central heating, double glazing, a security entry phone system, and a large, extensively floored attic providing excellent additional storage.

-  3 Bedrooms
-  1 Public Room
-  2 Bathrooms
-  Garage and Parking
-  Communal Gardens
-  EPC Rating – B
-  Council Tax Band – F



Description

The accommodation opens into a welcoming hallway with built-in storage, leading to a wonderful and spacious reception room. This bright living area is enhanced by a south-facing balcony and an additional window, flooding the room with natural light. The space offers ample room for a family dining table, a built-in electric fire, and laminate flooring throughout, creating a stylish and comfortable living environment. The kitchen is fitted with a comprehensive range of wall and base units and includes integrated appliances comprising a fridge freezer, five-burner gas hob, oven, microwave, dishwasher, and combi washer dryer. The apartment features three generously proportioned double bedrooms. The principal bedroom enjoys an open outlook, mirror-fronted built-in wardrobes, and a modern en-suite shower room. The two further bedrooms also feature built-in wardrobes, carpets, and open outlooks. The modern family bathroom is fully tiled, including the floor, and comprises a white three-piece suite with a dual thermostatic shower over the bath. A particularly useful feature of the apartment is the generous, extensively floored attic, providing further storage space. This exceptional penthouse apartment combines stylish contemporary living with a prime location, offering superb views to Stewart Melville College to the front and Fettes College to the rear.



Extras

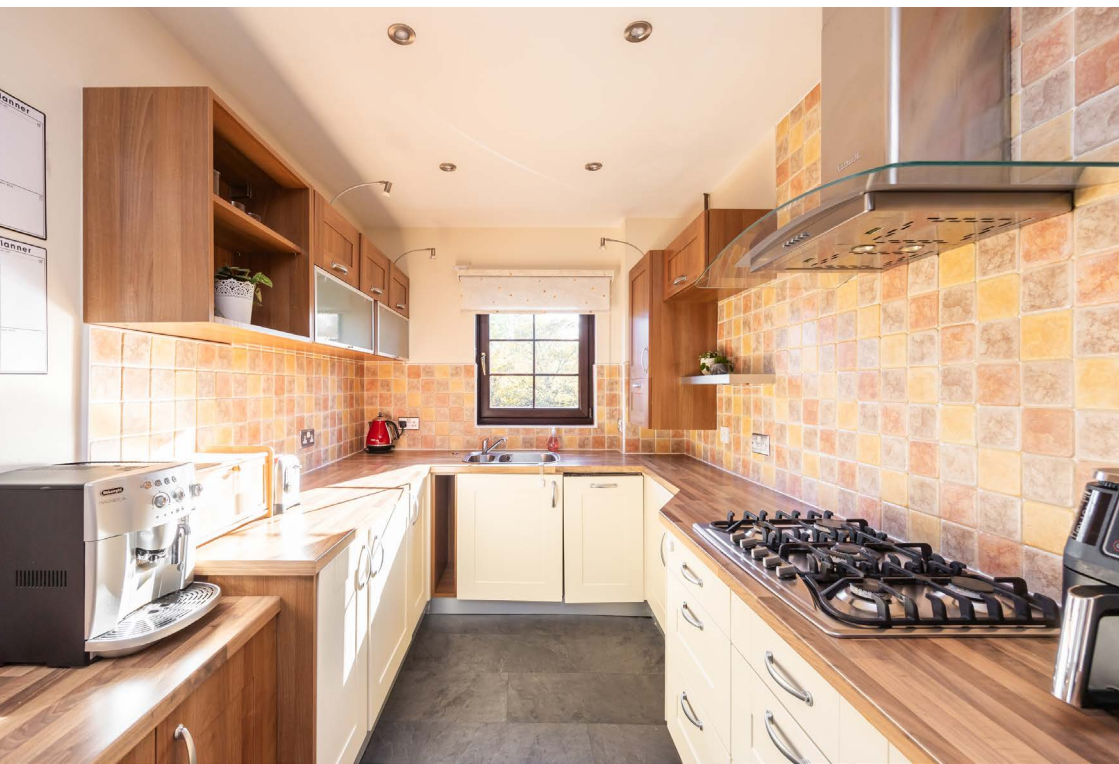
The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Garage

Residents enjoy well-maintained communal gardens, with allocated parking in the residents' garage as well as private parking to the front of the development.

Viewing

Please contact Neilsons on 0131 625 2222.





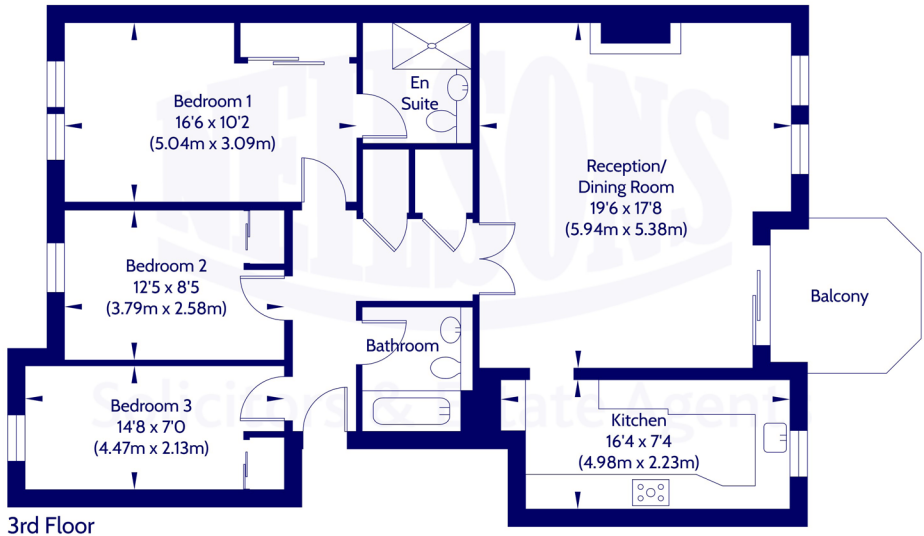
Location

This property offers a convenient central position within the ever-popular Orchard Brae district. An array of supermarkets and larger stores can be found at Craighleith Retail Park and a Waitrose supermarket in nearby Comely Bank. Edinburgh's vibrant West End and Stockbridge district is a short walk away with regular bus services available on the adjacent Orchard Brae and excellent bus routes travelling along the nearby Queensferry Road. For the commuter there is convenient access to the City Bypass and Scotland's central motorway network, Edinburgh Airport and Queensferry Crossing. Leisure amenities are amongst the best in the city with several golf courses, the Water of Leith Walkway, the beautiful open spaces of Inverleith Park & The Royal Botanic Gardens. There is an excellent choice of public and private schools nearby from nursery to secondary level.





Approx. Gross Internal Floor Area 98 Sq M / 1050 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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