



88/7 Orchard Brae Avenue  
Edinburgh, EH4 2GB

Hall  
Lounge  
Dining Room/Fitted Kitchen  
2 Double Bedrooms  
2 Bathrooms  
Secure Allocated Parking  
Lift Access  
Gas Central Heating & Double Glazing Throughout  
EPC: B  
Council Tax Band: F  
Factored by Myreside Management - Approx. £70 per month

Nestled at the end of a quiet cul-de-sac, this spacious third-floor apartment is within a sought-after development in prime residential location of Orchard Brae. The two-bedroom property is brought to market in move-in condition, it benefits from lift access, and a private allocated parking space within a secure garage. Within easy reach of the city centre, as well as amenities, schools, and transport links, it is sure to be popular with a wide demographic of buyers, especially amongst professionals and families.

In brief, the property comprises; welcoming spacious hall with two generous storage cupboards, south-facing bay-windowed lounge with attractive electric fireplace, contemporary dining kitchen with base and wall-mounted units and various white goods, sizeable master bedroom with built-in wardrobe, en-suite shower room, and exceptional views over Fettes and towards Fife, second double bedroom of good size, also offering lovely views, and three-piece bathroom suite including shower over bath.

In addition to this, the property includes secure parking in a fob-operated garage, visitor parking as well as on-street pay and display parking. The flat is in a factored development, meaning the grounds are constantly maintained and this block benefits from lift access to all floors in the block creating accessible living on all levels. The heating is gas central and the windows are double glazed, making for a warm and cost-effective home, year-round.

Orchard Brae is a prime city location minutes from Comely Bank and fashionable Stockbridge which benefits from exceptional retail, leisure, and dining choices. The beautiful open spaces of The Royal Botanic Garden and Inverleith Park are under a twenty-minute walk, perfect for peaceful strolls, as well as enjoying wonderful Edinburgh views. In addition, both the Dean Gallery and The Gallery of Modern Art are less than 5 minutes stroll away. Fine dining and chic bars are all available in Stockbridge including The Raeburn with an outdoor terrace. Shopping includes renowned retailers such as George Bower Butchers, Armstrong's of Stockbridge Fishmonger, Herbie's of Edinburgh Deli, and Ian Mellis Cheesemonger. In addition, there are convenience stores, a Sainsbury's Local, and Co-op Food. Waitrose at Comely Bank is just over a five-minute walk from the property and there is also a Mimi's Bakehouse, and Boots Pharmacy whilst the property is also very close to the Retail Park at Craighleith, which includes Sainsburys & Marks & Spencer. The property lies in the catchment for Flora Stevenson Primary School and Broughton High School, with private options such as Fettes College, The Mary Erskine School, and Stewart's Melville College all nearby. Regular bus services from outside the flat and Comely Bank take you into Edinburgh City Centre in just over ten-minutes. It is an ideal location for access to Edinburgh International Airport and The Queensferry Crossing.

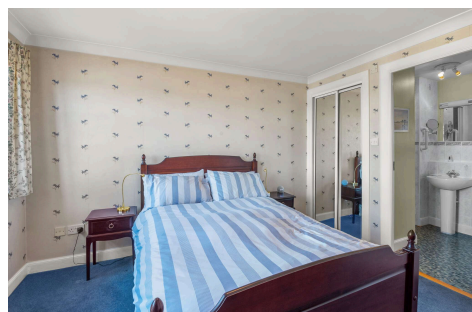




















**TOTAL: 80 m<sup>2</sup>**  
 FLOOR 1: 80 m<sup>2</sup>  
 EXCLUDED AREAS: FIREPLACE: 1 m<sup>2</sup>

Measurements Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit [www.satsolicitors.co.uk](http://www.satsolicitors.co.uk)



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