



RALPH SAYER
SOLICITORS & ESTATE AGENTS

4 Orchard Brae Gardens West

Orchard Brae, Edinburgh, EH4 2HL

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Enjoying a peaceful residential setting just a mile from Edinburgh's vibrant West End, this three-bedroom semi-detached house is enhanced by private parking and a secure rear garden. Bright, spacious interiors are ideally designed for families and multi-generational living. The ground floor includes a generous south-facing living/dining room, a breakfasting kitchen with garden access, and a bedroom complete with an en-suite shower/wet room. Upstairs, two further double bedrooms with storage are served by a bathroom with a shower-over-bath. Adding further flexibility, the property also benefits from a first-floor snug/study, and a floored attic with stair access, offering exciting scope for a home office, creative space, or future development (subject to planning permissions).

Extras: All fitted floor and window coverings and light fittings are included. Please note furnishings available by separate agreement.

Property Summary

- Quiet location close to the city centre
- Bright and versatile semi-detached house
- Vestibule and hall with useful storage
- Sunny and spacious living/dining room
- Dual-aspect breakfasting kitchen with garden access
- Ground floor bedroom with en-suite wet room
- Two further double bedrooms (both with storage)
- Versatile snug or home office
- Bathroom with shower-over-bath
- Floored attic with stair access – excellent potential (STPP)
- Secure rear garden
- Private driveway for up to 3 medium size cars
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - F
- Home Report Value - £410,000







Sunny and spacious living/
dining room and a
dual-aspect breakfasting
kitchen with garden access







Floored attic with stair
access, a bathroom with
shower-over-bath and
en-suite wet room





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dream property!



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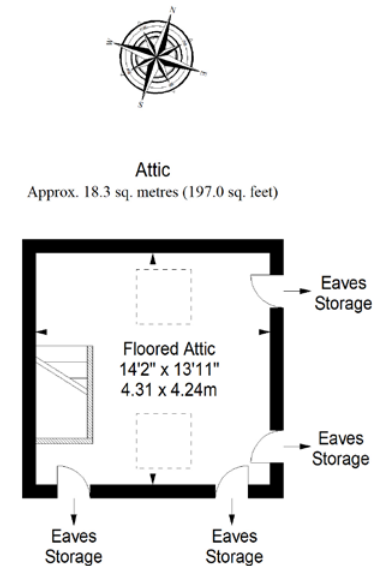
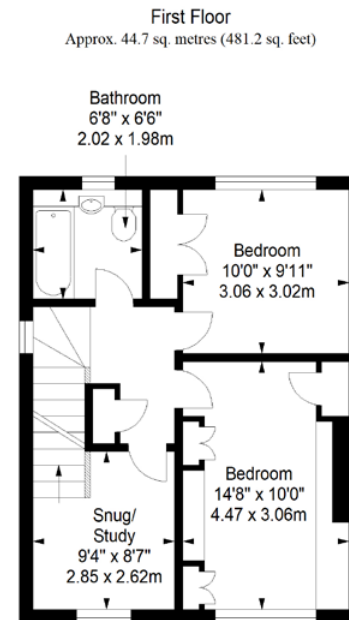
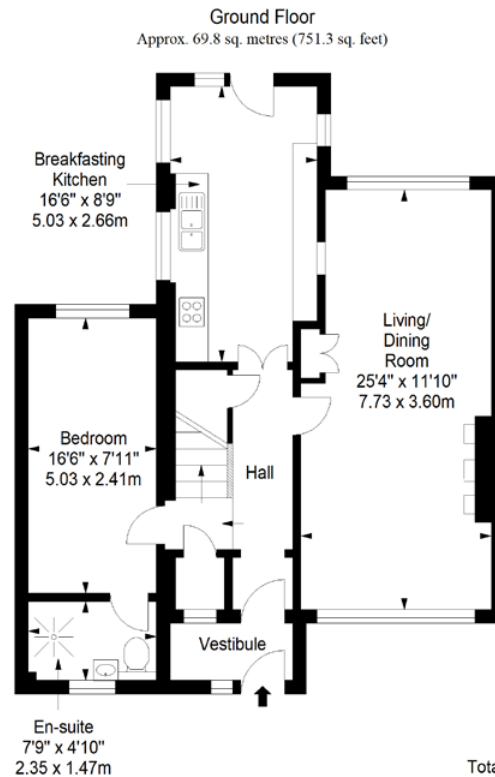


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DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Total area: approx. 132.8 sq. metres (1429.5 sq. feet)