











Offers Over
£380,000

37/7 Orchard Brae Avenue

Orchard Brae | Edinburgh | EH4 2UP

A beautifully presented two bedroom flat forming part of a modern and well maintained development in the sought after Orchard Brae area of Edinburgh. Offering bright and spacious accommodation throughout, the property further benefits from a south facing balcony, lift access, and a covered allocated parking space, whilst enjoying an excellent position close to the city centre, local amenities and transport links.

-  2 bedrooms
-  2 public rooms
-  2 bathrooms
-  Private balcony
-  Lift
-  Allocated parking space
-  EPC rating – B
-  Council tax band – F



Description

Located on the second floor and accessed via secure communal stairs or lift, the property opens into a welcoming hallway with useful storage. Straight ahead lies the airy lounge, enjoying a leafy triple aspect which floods the room with natural light, together with a thoughtfully designed built in workstation. The stylish kitchen is fitted with an excellent range of wall and base units with coordinated worktops, a breakfast bar ideal for everyday meals, and a deep storage cupboard. Adjacent to this, the dining room features sliding doors opening onto the south facing balcony, creating a wonderful space for relaxing or dining during the warmer months. There are two well proportioned double bedrooms, both benefiting from built in wardrobes, with the principal bedroom further enhanced by an en-suite bathroom with a rainfall shower. A contemporary shower room completes the accommodation, fitted with a white suite and walk in rainfall shower cubicle. The property further benefits from gas central heating, double glazing and underfloor electric heating in the en-suite bathroom and shower room.



Extras

Included in the sale will be the ceramic hob and hood, twin electric oven, washing machine/dryer, and integrated fridge/freezer and dishwasher. Other furniture is available by separate negotiation.

Gardens & Parking

The development is set within beautifully maintained landscaped communal grounds, providing an attractive and peaceful setting for residents to enjoy. The property has the added convenience of a covered and secure allocated parking space. Additionally, there are shared, communal parking spaces throughout the development.

Factoring

The communal areas and grounds around the development are maintained by Redpath Bruce at a cost of approximately £375 per quarter and this also includes buildings insurance.

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, 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 98 Sq M / 1054 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

