



**6 Orchard Brae Avenue, Edinburgh,  
Offers Over £45,000**

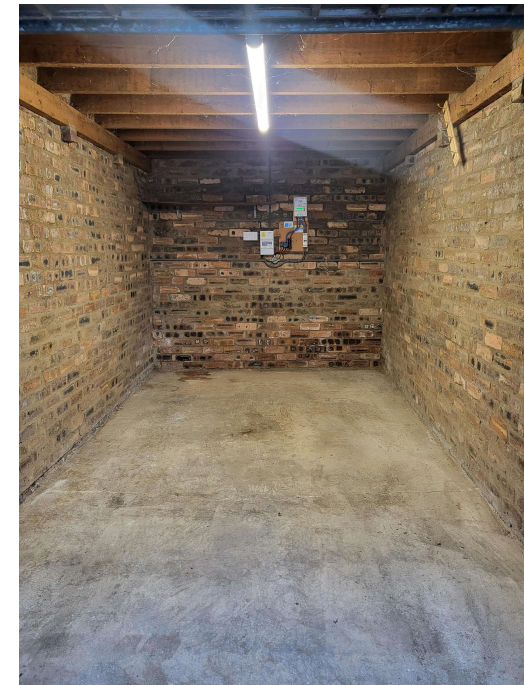
## Lock-up & car parking

Part of a garage courtyard in a popular residential development in Stockbridge, this garage offers excellent dry storage or car parking space.

- The garage is a dry, brick-built unit with a solid concrete floor and a felted timber flat roof.
- It features a metal up-and-over door and benefits from an existing electricity supply. .
- A shared external tap serves the courtyard area.
- The garage is situated within a secure courtyard that is naturally overlooked by neighbouring flats, providing additional passive security.

Tenure: Freehold

Viewing by appointment on 0131 337 1800



Property Centre:  
1 Harrison Gardens  
Edinburgh EH11 3NA  
Tel: 0131 337 1800  
Fax: 0131 337 1118

DX ED 92, Edinburgh  
E-mail: [property@blaircadell.com](mailto:property@blaircadell.com)  
[www.blaircadell.com](http://www.blaircadell.com)



rightmove 

 OnTheMarket

**BlairCadell**  
solicitors + estate agents