

28 Orchard Bank

Craigleith, Edinburgh, EH4 2DT



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Beautifully modernised four-bedroom Family home close to Edinburgh

A beautifully modernised dormer bungalow in the highly desirable and conveniently central suburb of Craigleith, this exceptional family home boasts four double bedrooms over two levels (two en-suite), a bathroom, a utility room, and ample storage. At its heart is a stunning open-plan reception room and integrated kitchen opening onto a wonderfully private enclosed garden, home to a versatile studio and separate office, both with power and heating. The extended semi-detached residence further benefits from a large driveway providing excellent private parking.

General Features

- Desirable residential address close to the heart of Edinburgh
- Excellent shopping, well-regarded schools, and green spaces nearby
- Beautifully modernised & extended semi-detached dormer bungalow
- Flexible family accommodation with excellent guest and multi-generational living potential

Accommodation Features

- Vestibule and inviting entrance hall with storage
- Light-filled living/dining room/integrated kitchen with garden bi-folds, fitted storage, and open utility room
- Two double bedrooms with storage and en-suite shower rooms (one with a secluded first floor position)
- Two further ground-floor double bedrooms (one with storage)
- Stylish family bathroom with bath and overhead shower
- Gas central heating, underfloor heating in bath and shower rooms, and double-glazed windows with fitted plantation shutters throughout

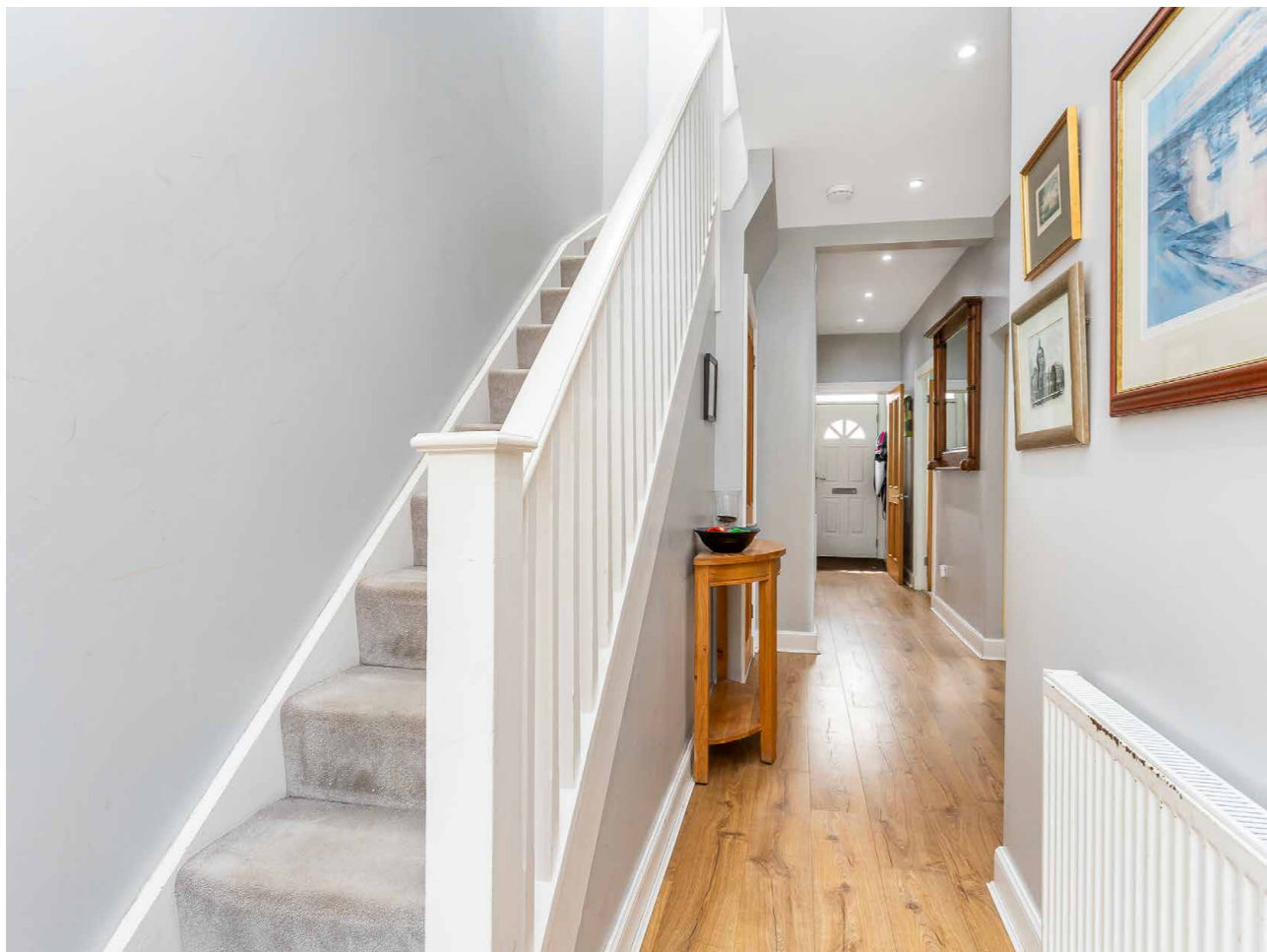
Exterior Features

- Generous hedge-bordered front driveway
- Enclosed rear garden with lawn and deck enjoying excellent privacy
- Contemporary detached studio and adjoining office with power and electric heating



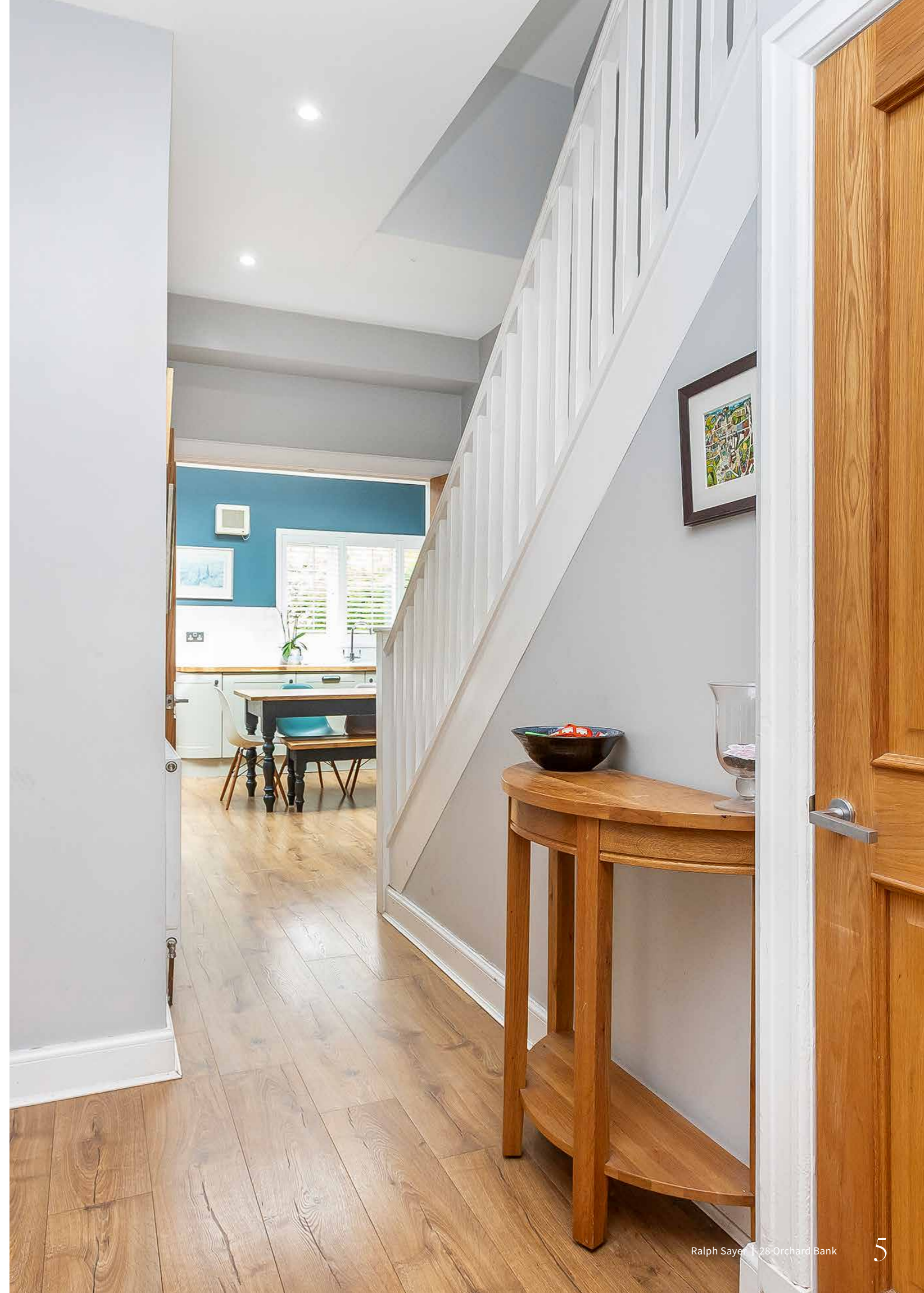


An inviting & practical entrance



Leafy Orchard Bank promises a family the best in city living. Situated just over a mile from Edinburgh's West End and the charming neighbourhood of Stockbridge, with Comely Bank and Craighleith shopping even closer, this prime location further benefits from superb transport links, well-regarded schools, and attractive parks and woodland walks nearby.

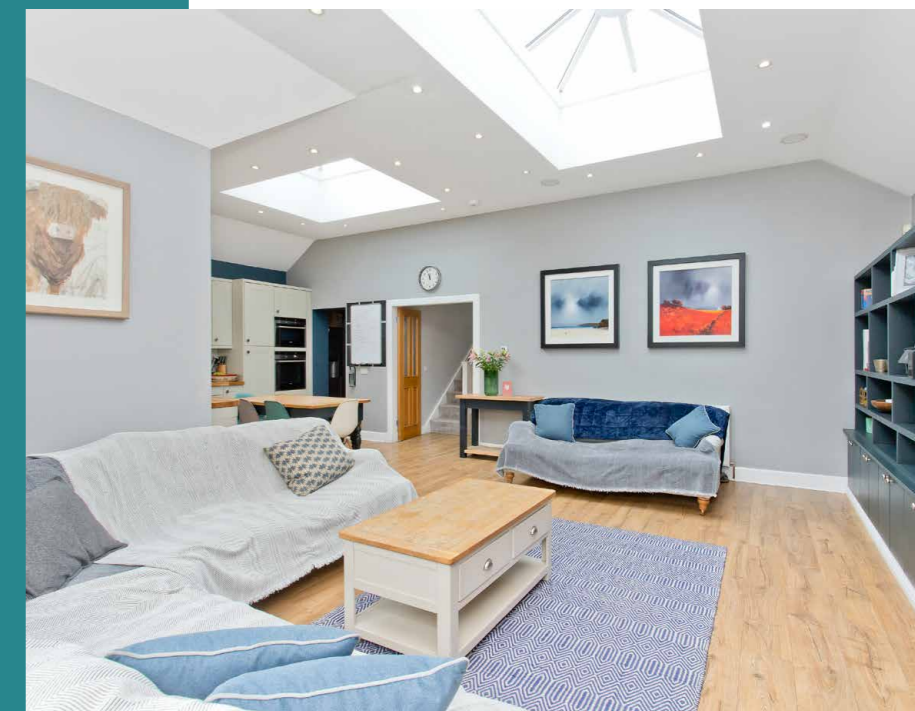
A light, airy entrance hall, reached via a vestibule and providing useful storage, showcases the tasteful contemporary finish found throughout the home, with soft dove-grey décor, oak-inspired flooring, and a carpeted staircase. Double doors create an inviting flow into the living space at the heart of the home.



Modern open-plan living

with garden
bi-fold doors

Leading seamlessly onto the garden via bi-fold doors, the impressive reception space spans the rear elevation of 8 metres within an extension beautifully illuminated by generous roof lanterns and fitted with an extensive display and media unit in attractive teal-blue. Ideal for both everyday family life and entertaining, it accommodates generous lounge and dining areas beside the kitchen.







Tastefully

styled kitchen - with a
dedicated utility room



The kitchen enjoys a timeless shaker-style design with curved stone-grey units and natural wood worktops framed by white metro tiles, rich teal-blue décor, and oak-inspired flooring. Its immaculate presentation is further heightened by integrated appliances, including twin wall ovens, a five-ring gas hob with a chimney-style hood, and a dishwasher, whilst a free-standing American-style fridge freezer, washing machine, and tumble dryer are housed within an adjoining utility room finished in a coordinating style.



Four double bedrooms

two with
storage and
en-suite
shower rooms

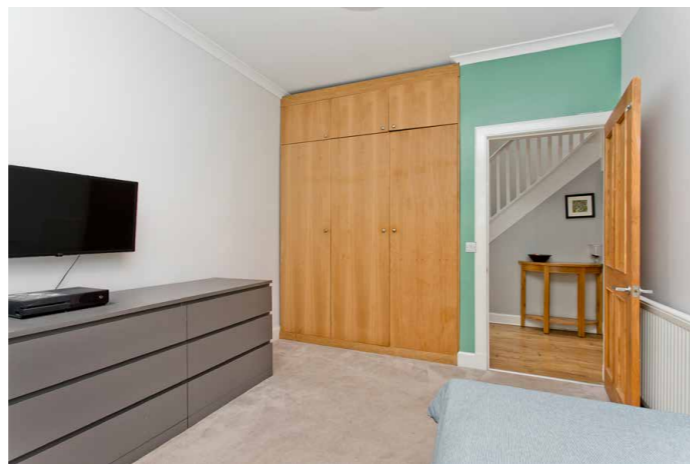




The principal suite

The principal bedroom is complemented by fitted wardrobes and a contemporary en-suite shower room featuring a WC, vanity basin, walk-in monsoon shower, full stone-style tile work with mosaic detailing, and luxury underfloor heating. Its ground-floor position also makes it ideal for guests or multi-generational living.

Further bedrooms



The remaining double bedrooms include two on the ground floor, offering excellent flexibility and sharing a bright, smartly tiled family bathroom with a bath, overhead shower, and underfloor heating.



A secluded

Upper suite

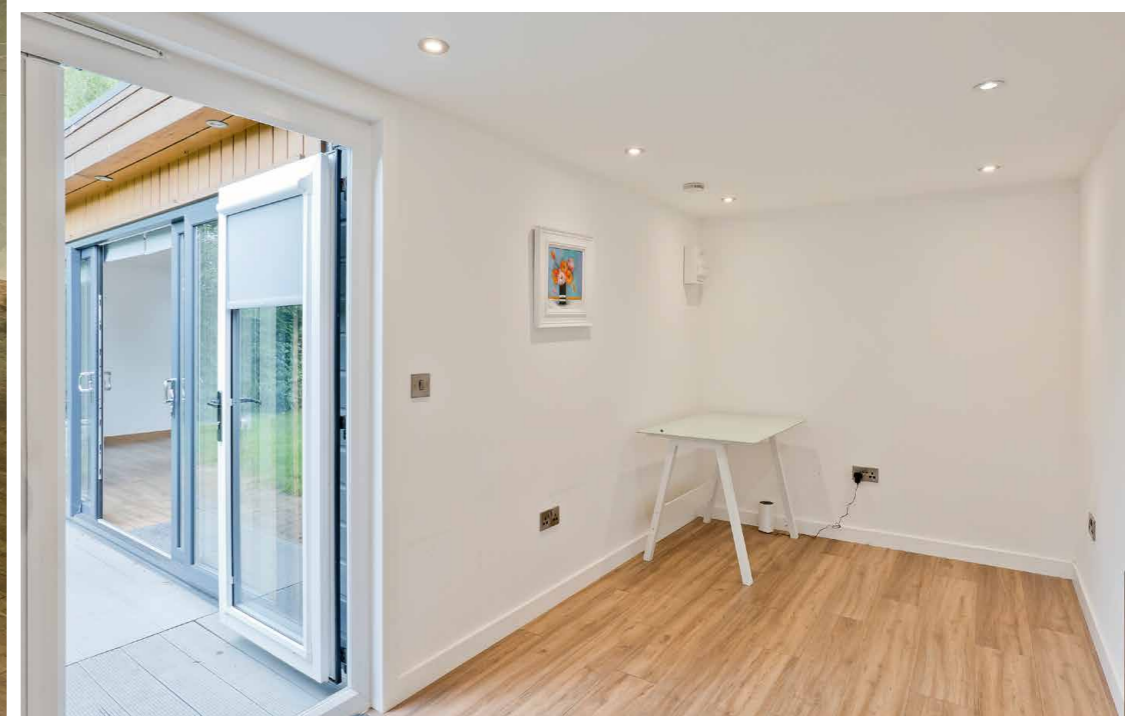
The fourth double bedroom occupies the entirety of the first floor, complete with excellent storage and a skylit en-suite shower room mirroring the contemporary design and finishes of the downstairs en-suite, including underfloor heating. This private arrangement presents an appealing alternative as a main suite or guest accommodation. All four bedrooms are thoughtfully presented, with colourful accent décor and cosy carpeting underfoot.





The two ground floor bedrooms share a bright, smartly tiled family bathroom with a bath, overhead shower, and underfloor heating.

Contemporary detached studio



and adjoining office

There is a useful shed, along with a contemporary timber-clad studio and adjoining office benefiting from power and electric heating, making them ideal year-round spaces for home working, creative pursuits, or fitness.

Gardens & parking



Enclosed rear garden with lawn and deck enjoying excellent privacy

To the front, a hedge-bordered paved driveway provides excellent private parking, whilst to the enclosed rear is a delightful garden where a decked terrace and neat lawns are sheltered by established greenery for excellent privacy.

Extras: The sale includes all fitted flooring, bespoke window shutters, standard light fittings, and integrated/free-standing appliances.





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Property Name

28 Orchard Bank

Location

Craigeleith, Edinburgh, EH4 2DT

- Ground Floor
- First Floor
- Externals

Approximate total area:

162.2 sq. metres (1745.9 sq. feet)

The floorplan is for illustrative purposes.
All sizes are approximate.

EPC Rating - D

Council Tax Band - F

Home Report Value - £625,000



Craigleith



One of Edinburgh's most desirable residential districts

The leafy district of Craigleith lies northwest of Edinburgh, in close proximity to the city centre as well as a host of beautiful open spaces such as Ravelston Woods, Inverleith Park, and Cramond's scenic seafront. The Royal Burgess Golfing Society offers a prestigious course for golf enthusiasts, whilst local indoor sports facilities can be found at Ainslie Park Leisure Centre, boasting a swimming pool, gym, fitness class studio, and sports hall. Excellent local shopping amenities include those at Craigleith Retail Park, which hosts a Sainsbury's superstore alongside a range of high street retail outlets. Neighbouring

Comely Bank and Stockbridge are renowned for their eclectic array of independent shops, delis and boutiques, as well as charming cafés, pubs, and eateries. Craigleith promises superb state schooling options, and the area is also surrounded by some of the capital's finest private schools. In addition to excellent public transport services into the city centre, Craigleith is a popular choice for those commuting further afield with swift road links to Edinburgh City Bypass, the Queensferry Crossing, Edinburgh Airport, and the M8/M9 motorway networks.

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dream property!



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 **CHARTERED FIRM**

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