



CLANCYS

clancys-solicitors.co.uk

17, Flat 4 (1F2), Orchard Brae Gardens,

Edinburgh, EH4 2HQ



1



2



1



D



FREEHOLD

Description

Clancy's solicitors are delighted to offer this lovely first floor flat, forming part of a well-established development located in the desirable Orchard Brae district, within walking distance to an excellent range of amenities and Edinburgh's city centre. This flat is presented to the market in good order and is decorated in neutral tones throughout. The accommodation briefly comprises: a welcoming entrance hallway, a beautifully light and spacious dual aspect living room that provides a comfortable space for relaxing, with adequate space to accommodate a dining table and chairs, a door gives access to the sunny south facing balcony. The modern kitchen is fitted with a good selection of base and wall mounted units, complimented by ample worktop surfaces. There are two well-proportioned bedrooms the provide a tranquil retreat and a contemporary bathroom with a white suite and shower over the bath. The property further benefits from gas central heating, double glazing, secure entry and storage, shared garden and permit parking. This property will appeal to a variety of buyers such as first-time buyer, a young professional/couple or perhaps someone who is looking to downsize from a larger family home and viewing is therefore highly recommended to fully appreciate the size, standard and location of the property on offer.

Location

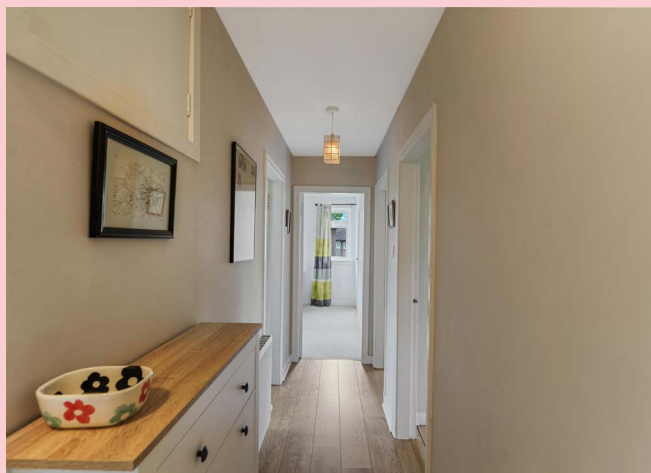
Orchard Brae is conveniently located within walking distance of Edinburgh's West End and Princes Street. A variety of specialist shops can be found at nearby Stockbridge, a Waitrose store at Comely Bank and numerous High Street names at Craighleith Retail Park. Schools in both the public and private sectors are available from nursery to secondary levels. A variety of leisure pursuits are catered for locally including the Water of Leith Walkway, golf and health clubs. An excellent bus service to the City Centre and main roads leading to Edinburgh City Bypass, Forth Road Bridge, the A1, M8, M9 and Edinburgh International Airport make this an ideal location for commuters.

Extras

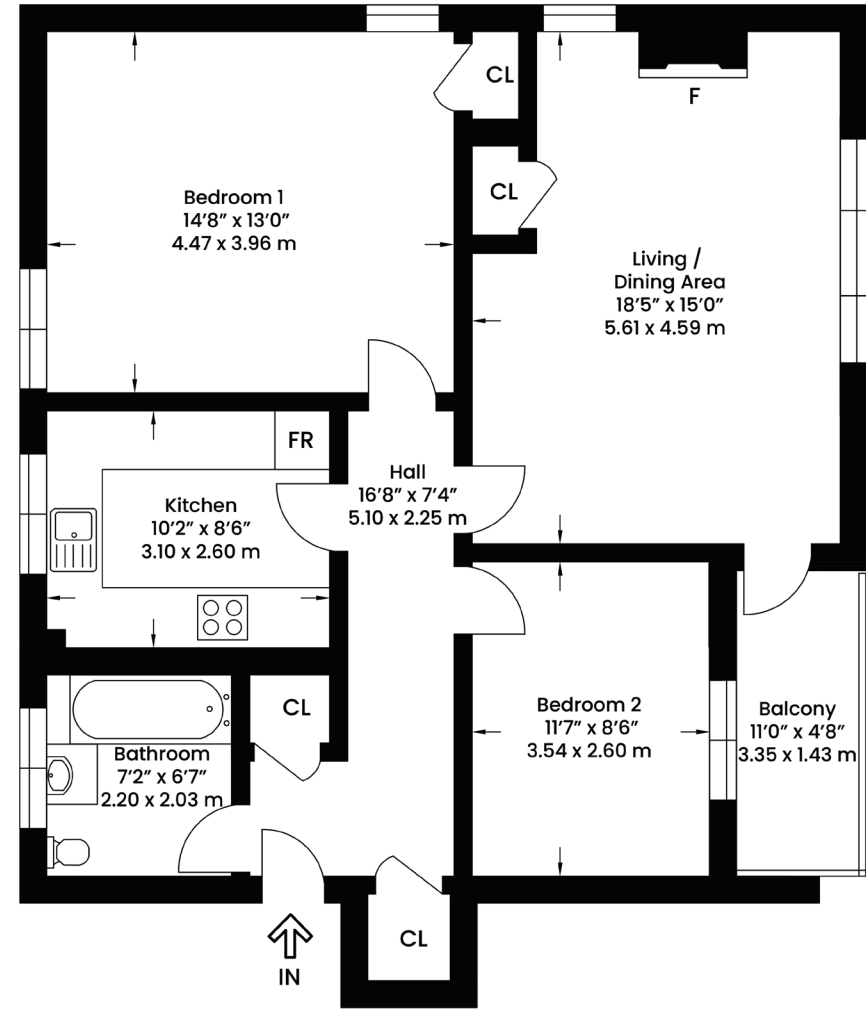
All fitted floor coverings. No warranties or guarantees will be given for the appliances.

Features

- Entrance hallway
- Living room
- Balcony
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Gas central heating
- Double glazing
- Storage facilities
- Entryphone security system
- Shared garden
- Permit parking
- EPC rating - D
- Council Tax Band - D
- Tenure - Freehold







vistaBee

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)
vistaBee 2026