



## Prime city location with excellent access to the city centre and Haymarket Station



For sale is a garage/lock-up in the highly sought-after Orchard Brae area of Edinburgh. Ideally positioned within walking distance of the city centre and Haymarket train station, this property offers a rare and convenient opportunity in a prime residential location.

The garage is an end unit within a block of garages in a residential development and benefits from a power supply and lighting. Access is via an up-and-over door, and the garage measures approximately 2.60 metres by 5.30 metres, making it suitable for vehicle parking or secure storage.

### Key Features

Ideal for secure parking, storage, or investment in a high-demand area

Easy access in block of garages

Up-and-over door

Power supply

Lighting

2.60m x 5.30m



## Orchard Brae

A rare opportunity to secure a garage in one of Edinburgh's most desirable residential areas.



### Extras

N/A

### Viewing

By appointment please telephone ELP Arbutnott McClanachan on 0131 312 7276 or email [property@elpamsolicitors.co.uk](mailto:property@elpamsolicitors.co.uk)

### Council Tax Band

N/A

### Home Report Valuation

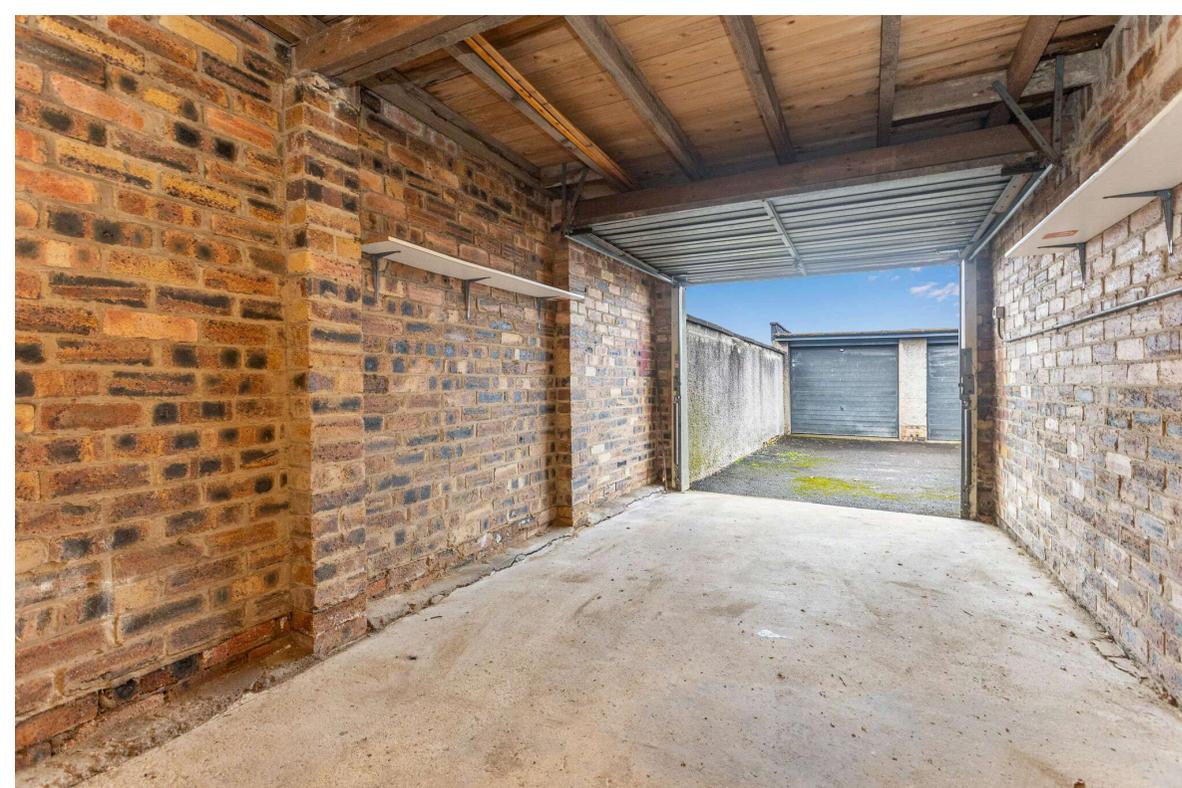
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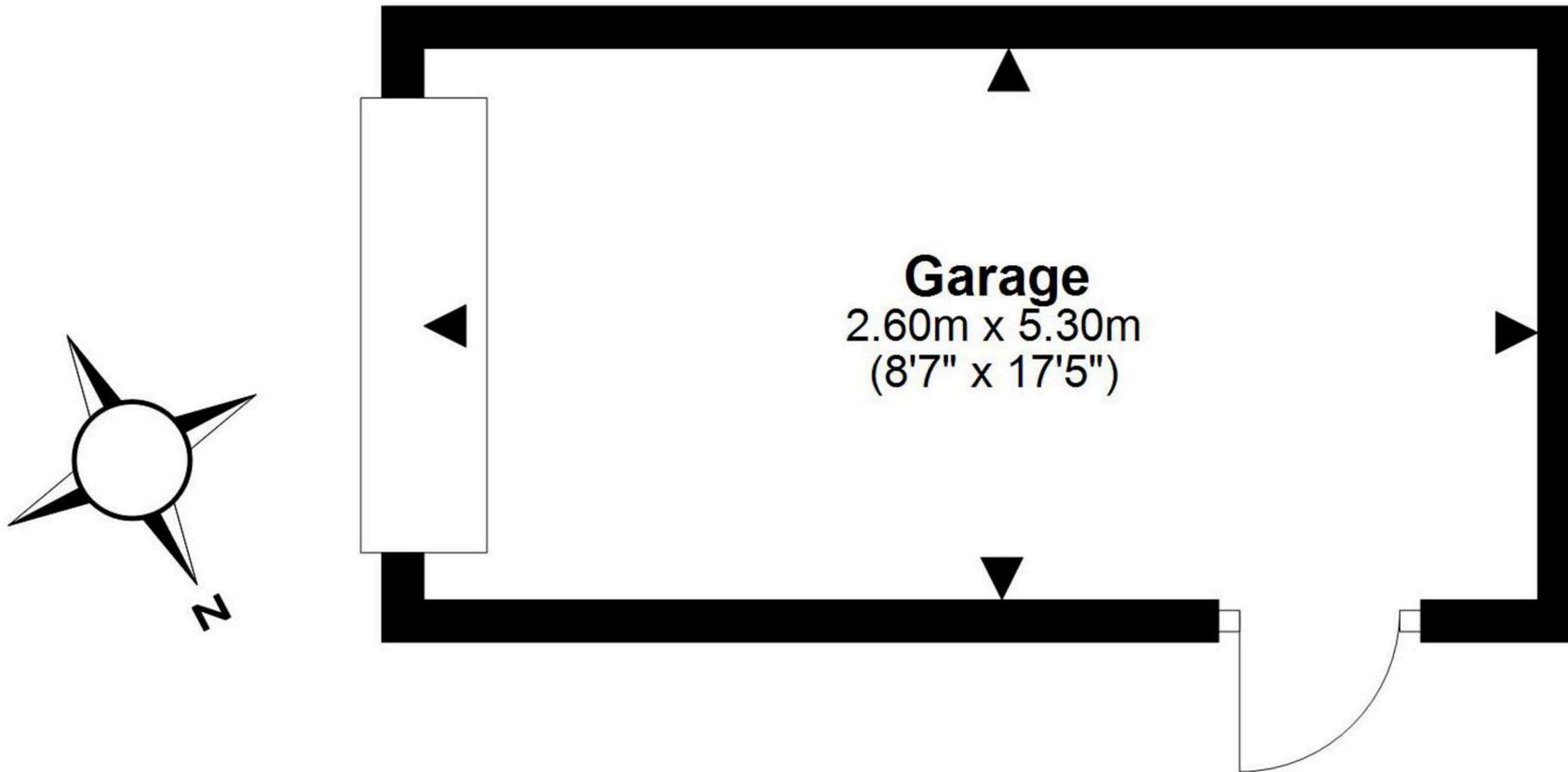
### EPC Rating

N/A

### Tenure

Freehold





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.



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