



35/11 ORCHARD BRAE AVENUE

Orchard Brae, Edinburgh, EH4 2UP



1

Public Room



2

Bedrooms



1

Bathroom



35/11 ORCHARD BRAE AVENUE

Welcome to a beautiful two-bedroom fifth-floor apartment which offers large rooms that are attractively presented in light neutral hues throughout. It boasts an expansive reception room, as well as a generously appointed kitchen/dining room, and a quality three-piece bathroom with an overhead shower. It also has a private balcony offering elevated views over Edinburgh. The home further benefits from secure allocated parking and a magnificent communal garden that features a sprawling lawn dotted with mature plants and trees.

Situated in Orchard Brae, the home has a highly sought-after location as part of a family-friendly modern development. It is positioned within easy reach of the city centre, and also offers easy access to the fashionable West End and Stockbridge areas, ensuring fantastic amenities, popular bars, and award-winning restaurants are never far away. Further shopping facilities can be found in nearby Craighleith Shopping Park as well, which includes high-street favourites and supermarkets. Regular bus links and highly regarded schools are also close by.









B

EPC
RATING

F

COUNCIL
TAX BAND

VIEWING

By appointment only
with Gilson Gray on
0131 516 5366

Features

- A large fifth-floor apartment with elegant interiors
- Part of a sought-after modern development
- Shared stairwell and lift service
- Entrance hall with generous built-in storage
- Living room that is bright and spacious
- Private balcony with far-reaching views
- Modern, well-appointed kitchen/dining room
- Two double bedrooms with built-in wardrobes
- Three-piece bathroom with an overhead shower
- Massive communal garden that is beautifully kept
- Allocated parking space in a secure, shared garage
- Further residents' parking available





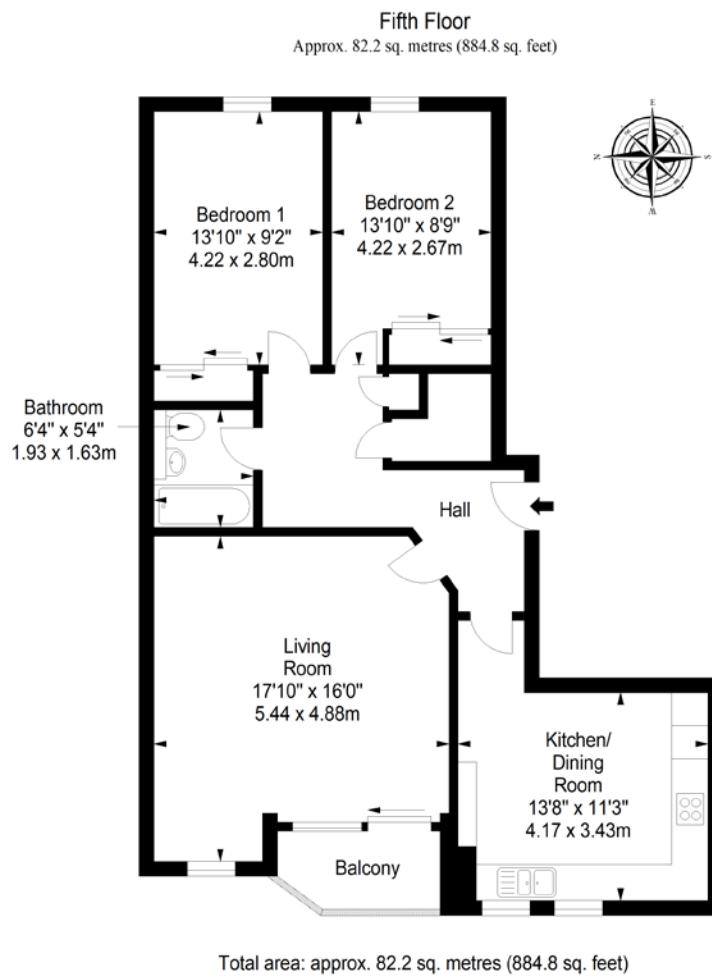
Extras: integrated kitchen appliances (oven/grill, gas hob, concealed extractor, and fridge/freezer) to be included. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.

Factor: the development is factored by Redpath Bruce for the current monthly average fee of £125.



ORCHARD BRAE, EDINBURGH

Promising a desirable central location, ideal for city professionals and families, Orchard Brae lies within walking distance of the heart of Edinburgh. Enjoying easy access to beautiful open spaces and renowned cultural venues, the area is situated close to the scenic Water of Leith walkway leading to the picturesque Dean Village and the Scottish National Galleries of Modern Art. The area hosts a fitness club, whilst Ravelston and Murrayfield provide delightful courses for a relaxing round of golf. In addition to nearby Princes Street and the capital's West End, Orchard Brae is served by high-street retail outlets and a Sainsbury's superstore at Craigleith Retail Park, as well as an eclectic range of independent shops, cafes, pubs and eateries in charming Stockbridge. Excellent state schools fall within the area's catchment, whilst the renowned independent ESMS schools are also situated within the local area. Orchard Brae enjoys fantastic public transport links across the city, as well as swift access to the Forth Road Bridge, Edinburgh Airport and the motorway network.



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