

12 ORCHARD BRAE GARDENS

ORCHARD BRAE, EDINBURGH, EH4 2HJ

Welcome to a beautiful semi-detached house in sought-after Orchard Brae, which offers spacious living accommodation and three bedrooms, as well as private parking for three cars and a wonderfully large rear garden with mature fruit trees.





— The property expert behind the personalised service
MARK CULLERTON

Mark Cullerton is a highly respected figure in the Scottish property industry, renowned for his exceptional market acumen and unwavering commitment to integrity. With over 35 years of experience, he has built a loyal client base who value his unrivalled industry expertise and transparent, straightforward approach. Since its founding in 2017, Cullerton's Estate Agents & Property Consultants has earned multiple top industry awards—a testament to the bespoke, highly personalised service that Mark and his team provide across all aspects of property sales.

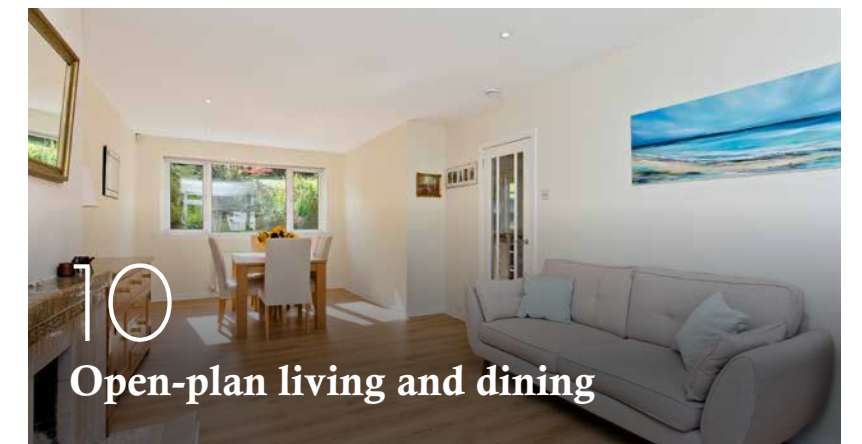
Mark Cullerton

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A semi-detached house with attractive interiors

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Open-plan living and dining



Large rear garden

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Property Name

12 Orchard Brae Gardens

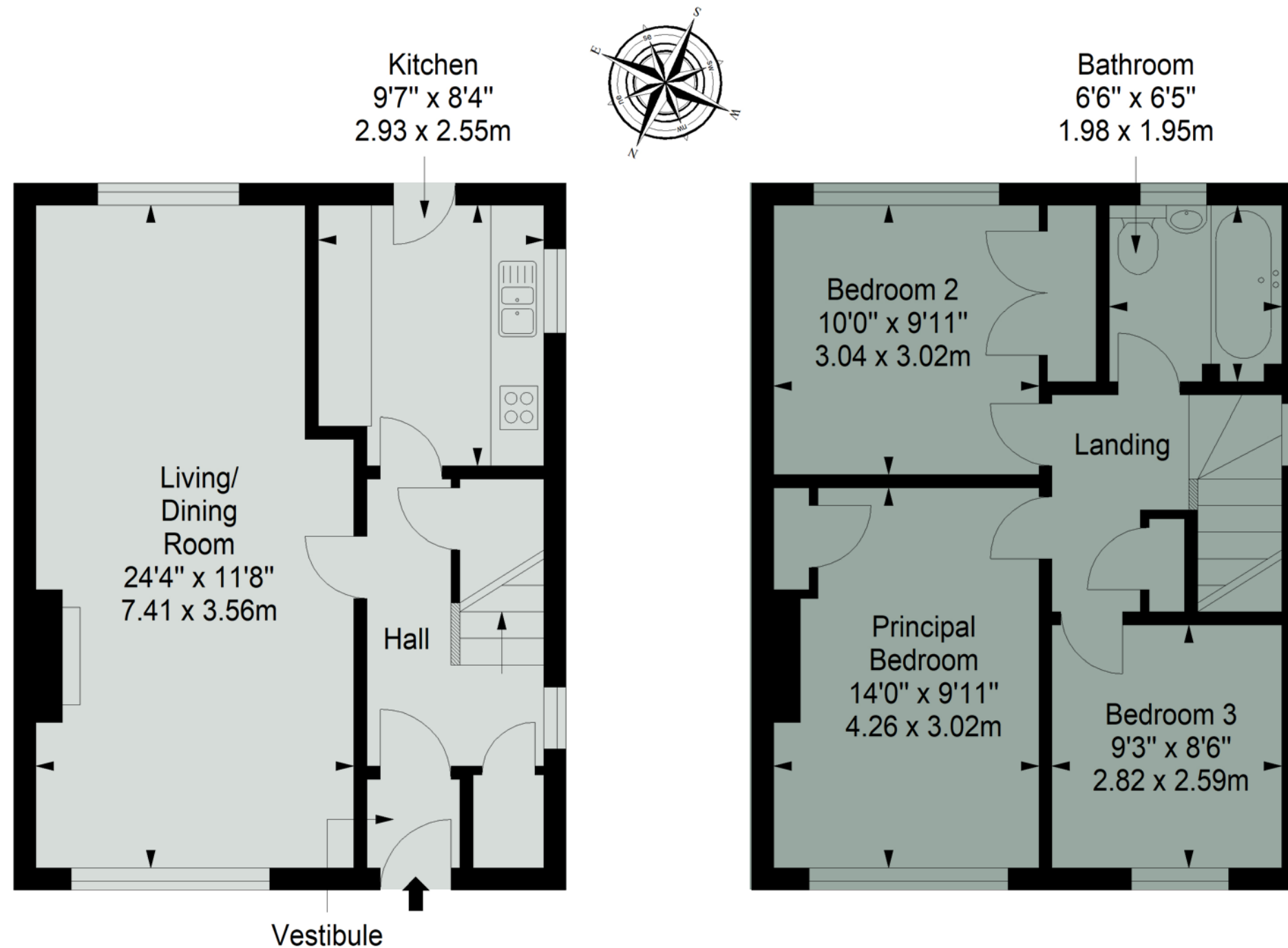
Location

Orchard Brae, Edinburgh, EH4 2HJ

Approximate total area:

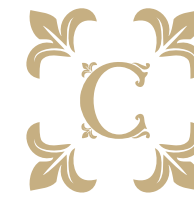
86.2 sq. metres (927.9 sq. feet)

 - Ground Floor  - First Floor



Semi-detached house

with attractive interiors



This three-bedroom semi-detached house is brought to market in excellent decorative order, enjoying neutral interior design finished to impeccable standards throughout.

This three-bedroom semi-detached house is brought to market in excellent decorative order, enjoying neutral interior design that is well-presented throughout. The move-in ready home further boasts a sociable open-plan living and dining area, a Shaker-inspired kitchen, and a modern bathroom. It has the added appeal of a private driveway too, in addition to a southerly-facing rear garden that has an expansive lawn – ideal for families and anyone seeking lots of outdoor space. The three bedrooms also provide homeowners with the versatility to meet a range of lifestyles, including first-time buyers, city professionals, and families alike. With a convenient location in the heart of Orchard Brae, the property also has a highly desirable setting as part of a strong, family-friendly community. It is close to amenities, schools, and transport links, whilst being less than 10 minutes by car or bus from the city centre.

GENERAL FEATURES

- A semi-detached house with attractive interiors
- Desirable location in sought-after Orchard Brae
- Neutral decoration finished to good standards
- Home Report value - £450,000 | EPC Rating - D

ACCOMMODATION FEATURES

- Vestibule and hall with two store cupboards
- Open-plan living/dining room with feature fireplace
- Shaker-inspired kitchen with galley-style layout
- Naturally-lit landing with an airing cupboard
- Two double bedrooms with built-in storage
- One versatile bedroom/nursery/home office
- Modern bathroom with overhead rainfall shower
- Gas central heating and double-glazed windows

EXTERNAL FEATURES

- Lovely front garden that is carefully maintained
- Large rear garden with a southerly-facing aspect
- Gated, tandem driveway up to three cars

Step inside

*a move-in ready home featuring
attractive neutral décor throughout*

Alongside a carefully maintained garden, steps lead up to the home's front door which opens into a vestibule flowing through to a hall with two store cupboards. It is a lovely first impression heightened by the crisp neutral décor and wood-toned LVT floor – attractive styling that continues throughout the ground level.

Open-plan living and dining



The living and dining room share an open-plan layout that stretches the entire depth of the property. It creates a spacious footprint for an excellent choice of furnishings, as well as dual-aspect windows to the northwest and southeast ensuring a cascade of warm sunlight throughout the entire day. The hall's styling also continues here, providing an elegant backdrop that makes it easy for new buyers to add their own stamp.



A spacious footprint



The finishing touch to the room is a handsome feature fireplace that brings additional character

Galley-style kitchen



A Shaker-inspired design

The kitchen has a galley-style setup and Shaker-inspired design which pairs cream-coloured cabinetry with wood-toned worktops. It is an attractive combination that is pleasing to the eye and practical. A selection of integrated appliances add to the look (oven/grill, ceramic hob, concealed extractor, and fridge/freezer) and an undercounter washing machine is included as well. There is also rear garden access for summer socialising.



On the first floor, a naturally-lit landing (with an airing cupboard) adds to the home's light and airy ambience before connecting to the three bedrooms. These bedrooms maintain the standards found throughout, enjoying neutral décor and soft carpets for maximum comfort.

Naturally-lit landing

with an airing cupboard

Three bedrooms



Offering space, storage, and flexibility

The principal and second bedrooms are both spacious doubles. The former benefits from a colourful accent wall and built-in storage, while the latter has a built-in wardrobe and an impressive view over the large garden. The third bedroom, on the other hand, is a versatile space that is ideal as a children's bedroom or as a nursery or home office. It provides that additional flexibility to meet various stages of life.



Modern bathroom

with an overhead rainfall shower

Conveniently by the bedrooms, the bathroom has a modern three-piece suite and attractive tiled finishes. It is comprised of a hidden-cistern WC suite and a double-ended bath with an overhead rainfall shower.

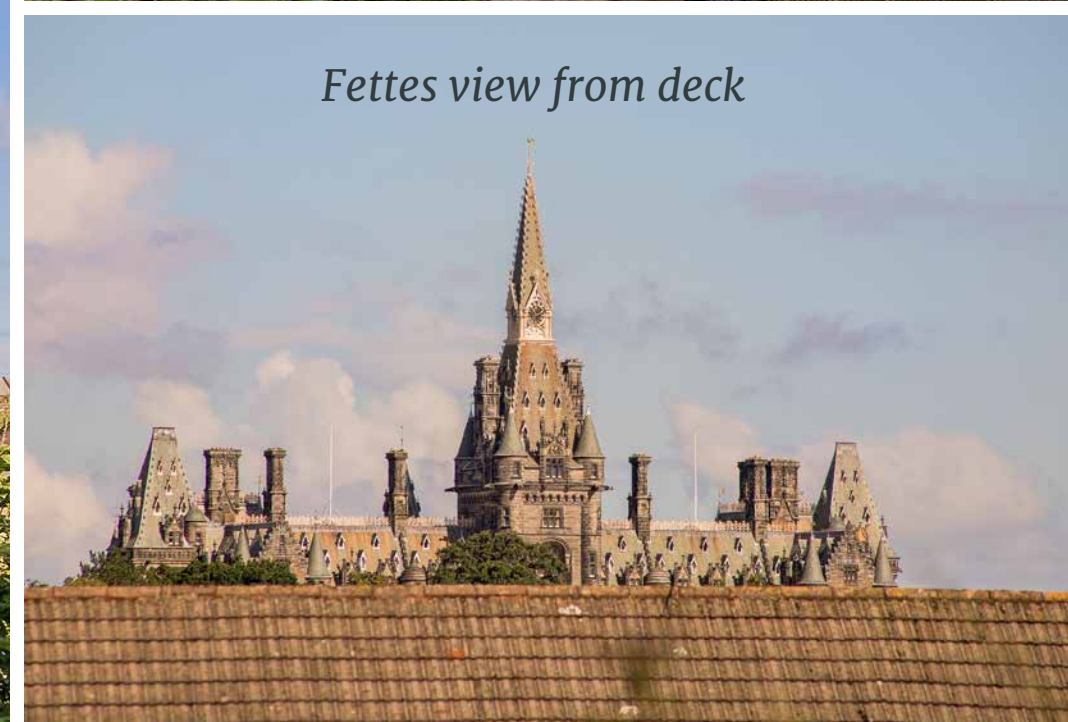
Gas central heating and double-glazed windows ensure a comfortable and efficient environment all year round.

A large south facing garden

and secure private parking



Fettes view from deck



Beside the front garden, this property also has the advantage of a gated, tandem driveway providing off-street parking for up to three cars. Furthermore, there is a large rear garden with a sweeping lawn that stretches into the distance. This enclosed space is framed by established plants and trees as well, including five apple trees, two plum trees, a pear tree, a hazelnut tree, and two blackcurrant shrubs that all provide a lot of fruit when in season. There is also a sun trap patio and deck, the latter of which offers a delightful view of Fettes. Best of all, the entire garden has a southerly-facing aspect too, capturing an abundance of sun from morning till night.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a washing machine to be included in the sale.




12 Orchard Brae
Gardens



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.



SCHOOLS

State Schools: Flora Stevenson Primary School, Broughton High School, St Mary's RC Primary School, St Thomas of Aquin's RC High

Independent Schools: Stewart's Melville College, Fettes College, Edinburgh Academy, St. George's School for Girls

CULTURE

Scottish National Gallery of Modern Art One, Scottish National Gallery of Modern Art Two, Independent galleries, The Adam Pottery, Stockbridge Library

SHOPPING

Craigleith Retail Park is nearby, along with a wide range of independent retailers, grocers, and a farmer's market in Stockbridge. There is a Waitrose closer to home and luxury brands at Multrees Walk and George Street in the New Town

#1

HIGHLY DESIRABLE CITY LOCATION CLOSE TO FANTASTIC AMENITIES, TRANSPORT LINKS, AND HIGHLY-REGARDED SCHOOLS

LOCATION

Highly sought-after setting within easy reach of some of Edinburgh's most fashionable places, including Stockbridge, Dean Village, and the West End

PARKS

Dean Gardens, The Water of Leith Walk and Cycle way, Orchard Park, Royal Botanic Gardens, Inverleith Park

TRANSPORT

Bus – 19, 22, 37, 43, 47, X55, X58, X59, X59A, 100 Airlink

Tram Stop – West End (1.1 miles)

Train Station – Haymarket (1.3 mile)

Airport – Edinburgh International (6.9 miles)

SPORTS

Edinburgh Academicals Sports Ground, The Grange Club, Glenogle Swim Centre, Dance for All, Balanced Edinburgh

FOOD & DRINK

Some of Edinburgh's best Restaurants, Fine Dining, Delis, Pubs, Lounges and Cafés nearby

— *Where truly bespoke service is the cornerstone of our ethos*

WELCOME TO CULLERTON'S

At Cullerton's, every client enjoys the dedicated expertise of a seasoned consultant who personally oversees the sale or purchase of their property from inception to completion—without exception.

Whether buying, selling, developing, or investing, we provide unwavering representation at every stage. Our distinguished team of consultants, coupled with our multiple award-winning service, is further enhanced by the finest marketing materials in the Scotland — ensuring our clients gain a distinct advantage in an ever-evolving international property market.

To discover how our bespoke, high-level service can best assist you, we warmly invite you to visit our office on St Stephen Street, Stockbridge. Alternatively, for a discreet and confidential consultation, one of our consultants would be delighted to meet with you at a time of your convenience.

— *Contact us*

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— *Property Consultant*

MARK CULLERTON



For further information on this property, or to arrange a viewing, contact Mark, who will be delighted to assist you.

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— *About Mark*

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Mark lives in Blackhall with his family and is, at heart, a devoted family man. Warm, sociable, and down-to-earth, you will find him in his kitchen, where he loves nothing more than cooking up a storm for family and friends. Whether spending quality time at home, running around after one of his three sons, or teeing off with friends, Mark brings the same spirit of care and connection to all he does.



CULLERTON'S

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SCAN TO DISCOVER MORE

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