



# 155-3 Orchard Brae Gardens

Edinburgh, EH4 2HR

*We sell homes, not just houses*







## Description

Clancy's solicitors are delighted to offer this most impressive two-bedroom ground floor flat forming part of a well-established landscaped development located in the desirable Orchard Brae district, within walking distance to an excellent range of amenities and Edinburgh's city centre. This lovely apartment is presented to the market in excellent order and has been to an exacting standard throughout. The accommodation briefly comprises: a large welcoming entrance hallway, a beautifully light and spacious corner dual aspect lounge/dining room that provides dedicated spaces for relaxing and entertaining. The modern twin windowed kitchen is filled with natural light and is fitted with a good selection of base and wall mounted units, complimented by ample worktop surfaces that incorporate an integrated oven, hob and hood. There are two good sized light and airy bedrooms the provide a tranquil retreat, both come complete with fitted wardrobes. The contemporary bathroom is fitted with a white three-piece suite with glass screen and electric shower over the bath. The property further benefits from electric heating, double glazing, good storage facilities and an entry phone security system. Externally there is private parking to the front of the property, and landscaped gardens with trees and borders of shrubs surround the property. 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 full appreciate the size, standard and location of the property on offer.

## Factoring costs

The development is managed by Trinity Factors and an approximate fee of £71 is payable monthly, this fee covers the maintenance and cleaning of communal areas, roof maintenance and gardening.

## 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 Craigleith 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

The integrated oven, hob and hood and free standing white goods are to be included in the sale.







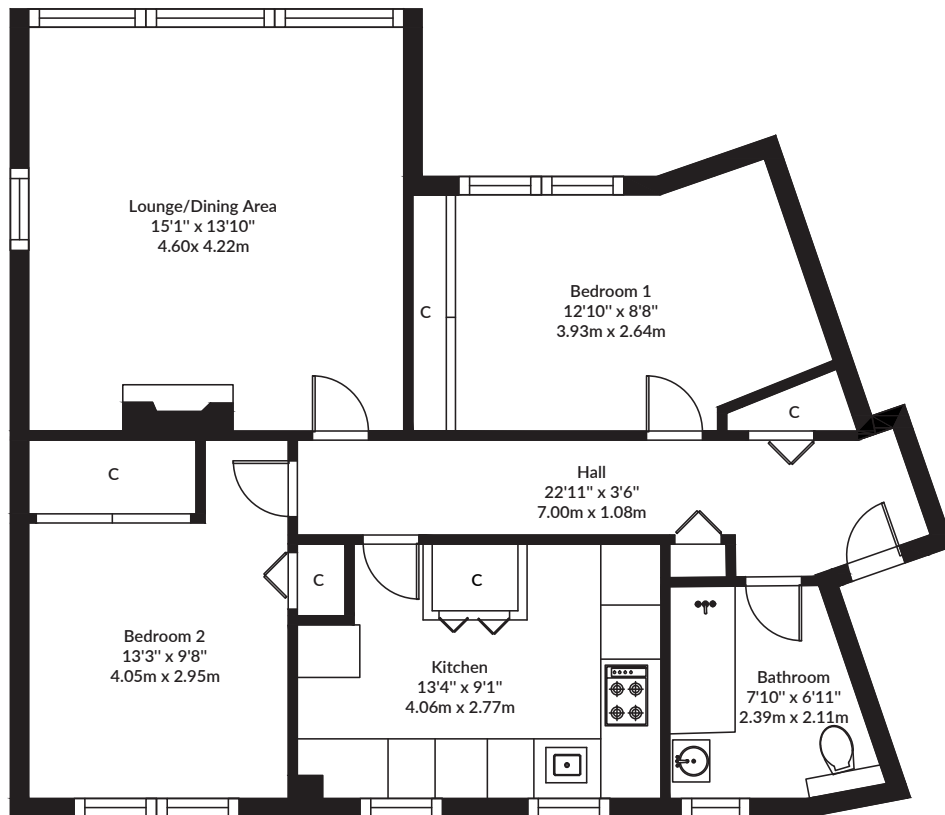
*“A most impressive 2-bedroom ground floor flat forming part of a well-established landscaped development located in the desirable Orchard Brae district.”*

## Features

- Entrance hallway
- Lounge/Dining room
- Kitchen
- 2 Bedrooms
- 1 Bathroom
- Electric heating
- Double glazing
- Good storage facilities
- Entryphone security system
- Well maintained shared grounds
- Private resident's car park

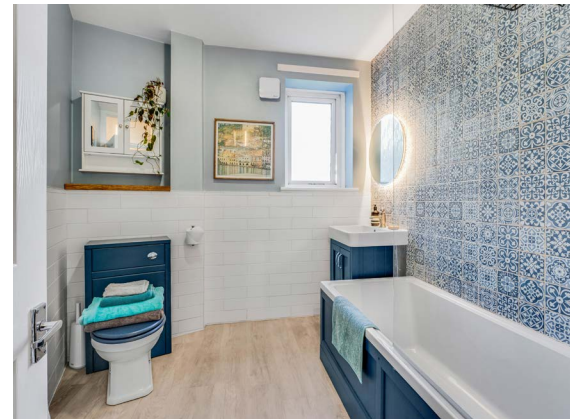






vistaBee

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 2025



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#### DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



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