



12 ORCHARD BRAE AVENUE

Orchard Brae, Edinburgh, EH4 2HN



2

Public Rooms



3

Bedrooms



1

Bathroom



12 ORCHARD BRAE AVENUE

This three-bedroom mid-terraced house offers an ideal family home in a highly desirable city setting, peacefully positioned just a mile from Edinburgh's West End. The location offers easy access to all the capital has to offer, alongside excellent local amenities, well-regarded schooling, and beautiful open green spaces.

The extended property features light-filled contemporary interiors with a crisp neutral finish and large picture windows framing elevated views across leafy surroundings towards the striking landmark of Fettes College. The three carpeted bedrooms (two doubles and a single) all benefit from practical fitted storage, including mirrored wardrobes in two rooms, whilst the tiled bathroom is fitted with a bath and overhead shower.

On the ground floor, a south-facing living room with a living-flame fire offers a spacious yet cosy retreat, while an impressive open-plan dining/family room and fully integrated kitchen create a sociable hub for everyday living and entertaining. Oak-toned flooring adds warmth, whilst sliding doors open onto the rear garden for seamless indoor-outdoor living. The neatly maintained garden, with a lawn and seating areas, is fully enclosed and attractively framed by established greenery.

Private parking completes the home, with a driveway and a detached single garage located a short distance from the property.



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EPC
RATING

E
COUNCIL
TAX BAND

VIEWING
By appointment only
with Gilson Gray on
0131 516 5366

Features

- Peaceful and highly desirable city address
- Extended mid-terraced house with elevated views
- Light-filled contemporary interiors
- Entrance hall with storage and guest WC
- South-facing living room with a living-flame fire
- Impressive open-plan dining/family room and kitchen with garden access
- Fully integrated kitchen appliances
- Two double bedrooms and a single (all with fitted storage)
- Bathroom with shower-over-bath
- Well-maintained enclosed garden
- Private driveway and detached single garage









Extras: All fitted flooring and light fittings are included in the sale.









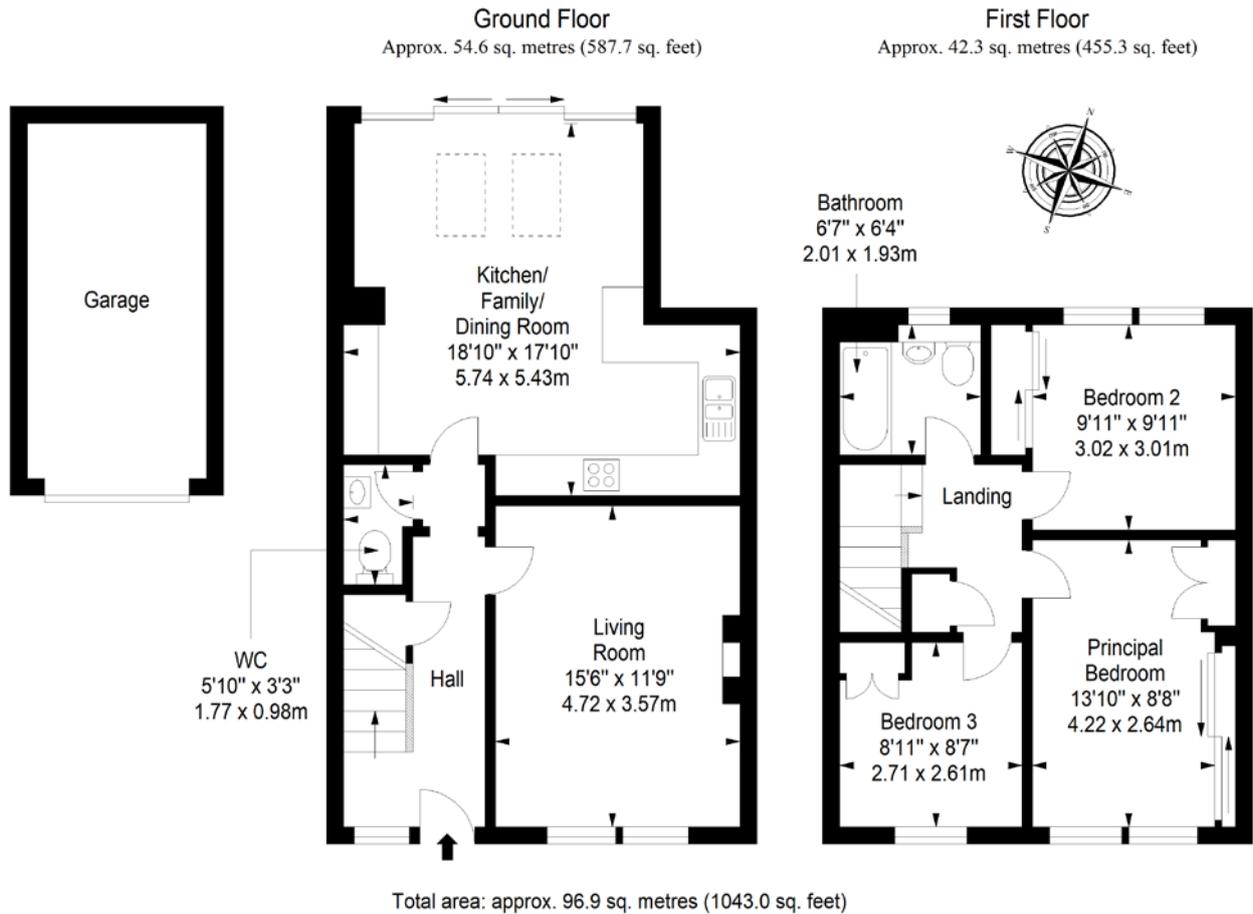




ORCHARD BRAE, EDINBURGH

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 Craighleith 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.

FLOORPLAN



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