

SIMPSON & MARWICK



83 Orchard Brae Avenue, Craigleith, Edinburgh, EH4 2UR



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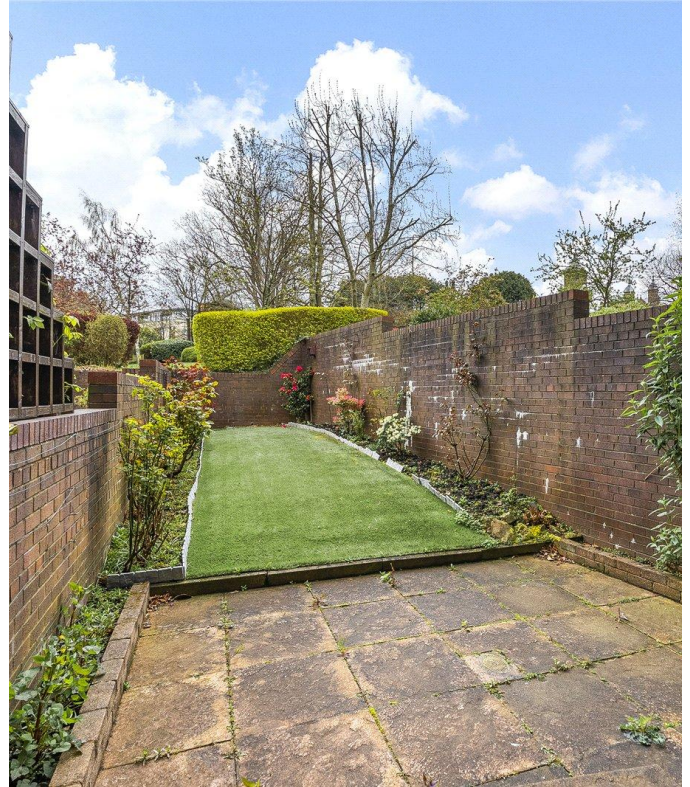
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EPC: C (71)

Council Tax - G

Exceptionally spacious and versatile family home with private garden, garage, and driveway



- Spacious townhouse over three levels
- Sought-after location
- Flexible accommodation throughout
- Five bedrooms
- Two receptions
- Well-equipped kitchen
- Garage
- Private garden
- Driveway
- Gas central heating



An impressively spacious and adaptable townhouse set over three levels, offering generous proportions throughout and superb potential to create a beautiful family home.

The ground floor comprises a welcoming entrance porch leading through to a utility room, offering excellent space and practicality. A flexible living room/bedroom is positioned to the rear, with French doors opening directly onto the garden, creating a bright and adaptable space. There is also a study/bedroom overlooking the rear garden, ideal for home working or additional accommodation. Additionally, there is a WC on this floor, and the integral garage offers excellent storage or potential for conversion.

The first floor hosts an impressively spacious main living room, a substantial space featuring a coal-effect gas fire, built-in shelving, a storage cupboard, and French doors opening to a Juliet balcony. The kitchen is well-equipped with a range of integrated appliances and ample storage. There is also a separate dining room which offers potential to extend the kitchen by opening through the adjoining wall. A spacious boiler cupboard and an additional WC, presenting scope to be converted into a shower room, complete this level.

On the top floor there are a further three double bedrooms, with the principal bedroom benefiting from built-in storage and an ensuite bathroom. The main family bathroom comprises a three-piece suite with shower over bath. Externally, the property enjoys a private rear garden featuring a patio area, lawn, and mature shrubbery within the borders, providing a pleasant and enclosed outdoor space, and a private front driveway. The property further benefits from double glazing and gas central heating.

Overall, while it would benefit from a degree of modernisation, having been cared for and occupied by the same owner since new, this property presents a fantastic opportunity to create a spacious family home. It's in a central and sought-after residential position, ideal for families or anyone looking to establish themselves in the area.

Location

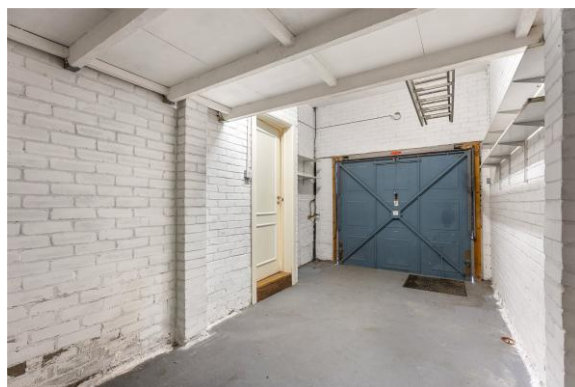
Orchard Brae Avenue is a highly sought-after residential address, situated to the north of Edinburgh's City Centre. The area is well regarded for its excellent local amenities, including a selection of shops, cafes, and supermarkets, as well as nearby Craighleith Retail Park. There are excellent public transport links providing swift access into the City Centre and beyond, while the nearby Queensferry Road offers convenient access to the City Bypass, Edinburgh Airport, and the central motorway network. The area is also well served by reputable schooling at both primary and secondary levels, making it an ideal location for a range of buyers.

Fixtures and Fittings

All fitted floor coverings, light fittings, blinds, and integrated kitchen appliances (including electric hob, electric oven & microwave, extractor hood, fridge-freezer, dishwasher) and a freestanding washing machine, tumble dryer and fridge freezer are included in the sale.

Viewing Details

By appointment contact Simpson & Marwick



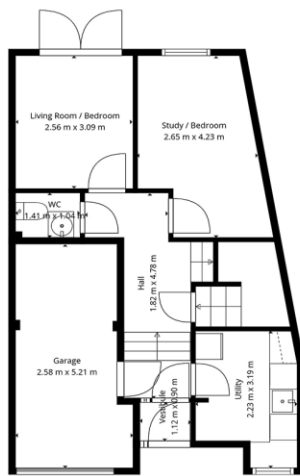
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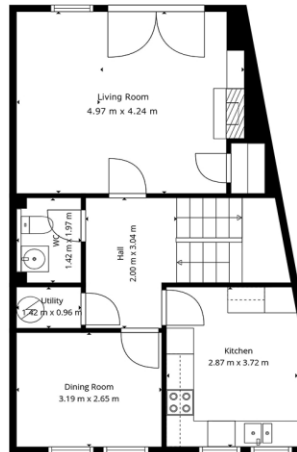
Approx. Gross Internal Area:
1603.82 Sq Ft (149 M)



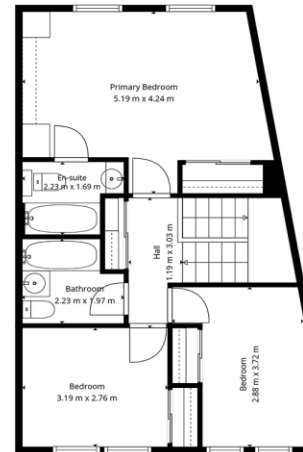
For Identification purposes only. Not to scale.



Ground Floor



1st Floor



2nd Floor

Simpson and Marwick

4 Albyn Place
Edinburgh, EH2 4NG

T: 01315815700
E: viewings@simpsonmarwick.com

www.simpsonmarwick.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		