



70/4 Orchard Brae Avenue,
Edinburgh EH4 2GA



An exceptionally spacious first floor apartment quietly situated in a modern factored development with landscaped grounds and garaging, just a short walk from the West End and Princess Street

 3 Bed  2 Bath  2 Reception

This wonderfully spacious first floor apartment commands delightful leafy views to the communal grounds of the development and offers around 1173 square feet of flexible living space. The property would now benefit from a degree of modernisation but offers the perfect opportunity to create a unique and stylish home in a fabulous location. The exceptionally large entrance hall is an excellent introduction to the style and character of the property, with all rooms leading off. The dual aspect sitting room takes full advantage of the setting and offers plenty of space for family and friends, as does the bay windowed formal dining room. The kitchen/breakfast room comes complete with integrated appliances (not warranted). The large principal bedroom also has a corner bay window with garden views, has fitted wardrobes and an en-suite shower room, there are two further generous double bedrooms and a family bathroom with shower. Additional benefits include gas central heating, double glazing and a secure door entry system. The flat also benefits from a private parking space within the communal garage.

The development is factored by Myreside Property Management and a quarterly fee of around £160 covers stair cleaning and lighting, gardening and a block insurance policy.

“Please note that no warranty will be given for the systems and appliances – they are sold as seen”

Fixed Price £385,000

£5,000 below Home Report Valuation

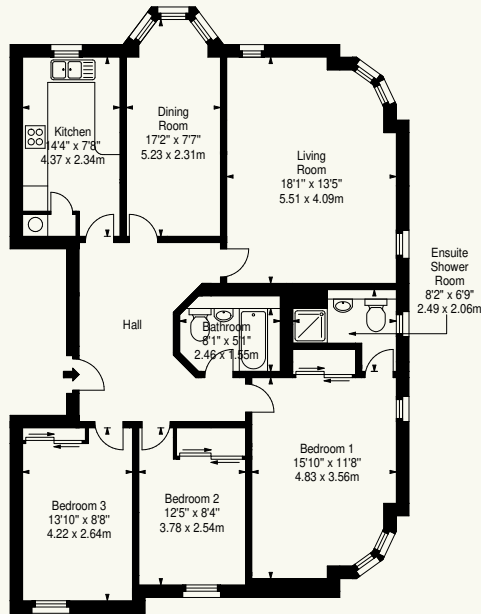
Features

- Large welcoming reception hall
- Dual aspect sitting room including corner bay and garden views
- Bay windowed dining room
- Kitchen/breakfast room with integrated appliances
- Principal bedroom with en-suite shower room
- Two further double bedrooms
- Bathroom with shower
- Gas central heating
- Double glazing
- Secure door entry system
- Allocated parking space within the communal garage
- EPC Rating B

Orchard Brae Avenue,
Edinburgh,
Midlothian, EH4 2GA



Approx. Gross Internal Area
1173 Sq Ft - 108.97 Sq M
For identification only. Not to scale.
© SquareFoot 2026



First Floor



The property is situated in Orchard Brae, a popular residential area to the west of Edinburgh city centre just over the Dean Bridge and only a ten minute walk from the west end and Princes Street. There are good local facilities including a Waitrose shop in nearby Comely Bank, and a wide range of boutique shops, bars and restaurants in the west end and Stockbridge. Recreational facilities in the vicinity include the Royal Botanic Gardens, Inverleith Park, the beautiful walkways along the Water of Leith,

the National Modern Galleries 1 and 2 and The Edinburgh Sports Club. Falling within the district's catchment area is Flora Stevenson Primary School and Broughton High School. The property is also within walking distance of the Western General Hospital and Craighleith Retail Park with its variety of household shopping names and Sainsburys. A good public transport service provides easy access to the city centre and surrounding areas.

FOR VIEWING:

By appointment only

Contact Lindsay on:

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Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.