



92/2 Orchard Brae Avenue,
Edinburgh EH4 2GB



A spacious and well-presented three bedroom ground floor flat with private parking

 3 Bed  2 Bath  1 Reception

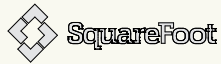
A spacious and well-presented three bedroom ground floor flat with private parking. The property is part of a well-established modern development in the popular Orchard Brae area of Edinburgh. The location is ideal for access to the West End and to the many amenities of Stockbridge. The building is entered via a secure entry-phone system into a well-maintained communal hallway. The property itself has a particularly spacious hallway giving access to all rooms. There is a well-proportioned sitting and dining room with corner bay window. The kitchen is well-equipped with ample units and a gas hob and double electric oven. The washing machine, fridge/freezer and dishwasher may form part of the sale. There are three double bedrooms with the principal bedroom benefitting from an en-suite shower room. The family bathroom completes the internal accommodation. The property is fully double glazed, has gas central heating and has access to the well-maintained shared gardens to the rear. Opposite the building is a large two storey car park and this property has an allocated parking space there. The building is factored by Myreside Management with quarterly fee of approximately £350 to include the buildings insurance.

Features

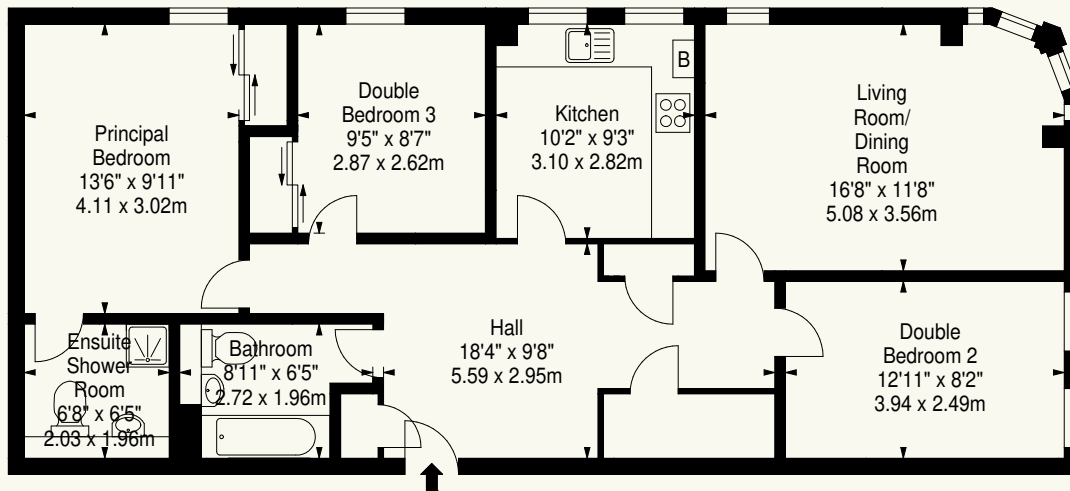
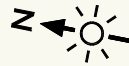
- Well-proportioned ground floor flat
- Sitting / dining room with corner bay
- Well-equipped kitchen
- Three double bedrooms (one en-suite)
- Family bathroom
- Gas central heating
- Double glazing
- Allocated parking space
- Factor - Myreside Management - £350 PQ
- EPC Rate: C

Offers Over £365,000

Orchard Brae Avenue,
Edinburgh,
Midlothian, EH4 2GB



Approx. Gross Internal Area
979 Sq Ft - 90.95 Sq M
For identification only. Not to scale.
© SquareFoot 2026



Ground Floor



The property is situated in Orchard Brae, a popular residential area to the west of Edinburgh city centre 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 Dean Gallery

and the National Gallery of Modern Art. 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 Craigmile 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:

Sunday, 2:00pm - 4:00pm or by appointment

Contact Lindsays on:

☎ 0131 229 4040

✉ edinburghproperty@lindsays.co.uk

🌐 property.lindsays.co.uk

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