



4/5 Orchard Brae Avenue
ORCHARD BRAE | EDINBURGH | EH4 2HW


warners
solicitors & estate agents



4/5 Orchard Brae Avenue

ORCHARD BRAE | EDINBURGH | EH4 2HW

Nestled in a quiet cul-de-sac, moments from the city centre and Stockbridge, is this beautifully presented first floor apartment with lift access, private balcony and residents' permit parking. Surrounded by excellent local amenities, quick transport links and open green spaces, this property would make an ideal home in a prestigious area of Edinburgh.

The accommodation comprises a welcoming entrance hallway with storage, bright living/dining room with leafy outlook through dual aspect panes, and private balcony ideal for relaxing and enjoying al fresco drinks and dining. There is also a kitchen with attractive units, integrated appliances and space for additional appliances, two generously sized double bedrooms with built-in wardrobes, and the home is completed by a modern bathroom with shower over bath.

Further benefits include lift access, manicured communal grounds, double glazing, gas central heating and security entry, while residents' permit parking provides additional convenience. Early viewing is essential to fully appreciate the stunning interiors and tranquil, yet well-connected location.

- Well presented apartment in quiet setting
- Residents' permit parking
- Living/dining room with leafy outlook and private balcony
- Modern fitted kitchen
- Contemporary bathroom with shower over bath
- Gas central heating & double glazing
- Security entry
- Lift access
- Communal grounds

Energy Rating C. Council Tax Band D.

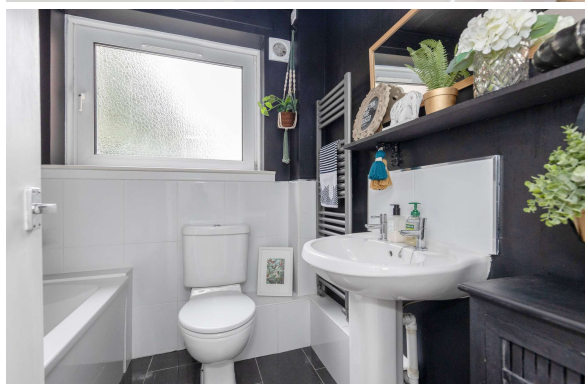
Factor payable to Trinity Factors 209-211 Bruntsfield Place EH10 4DH, Monthly payments approx £107.

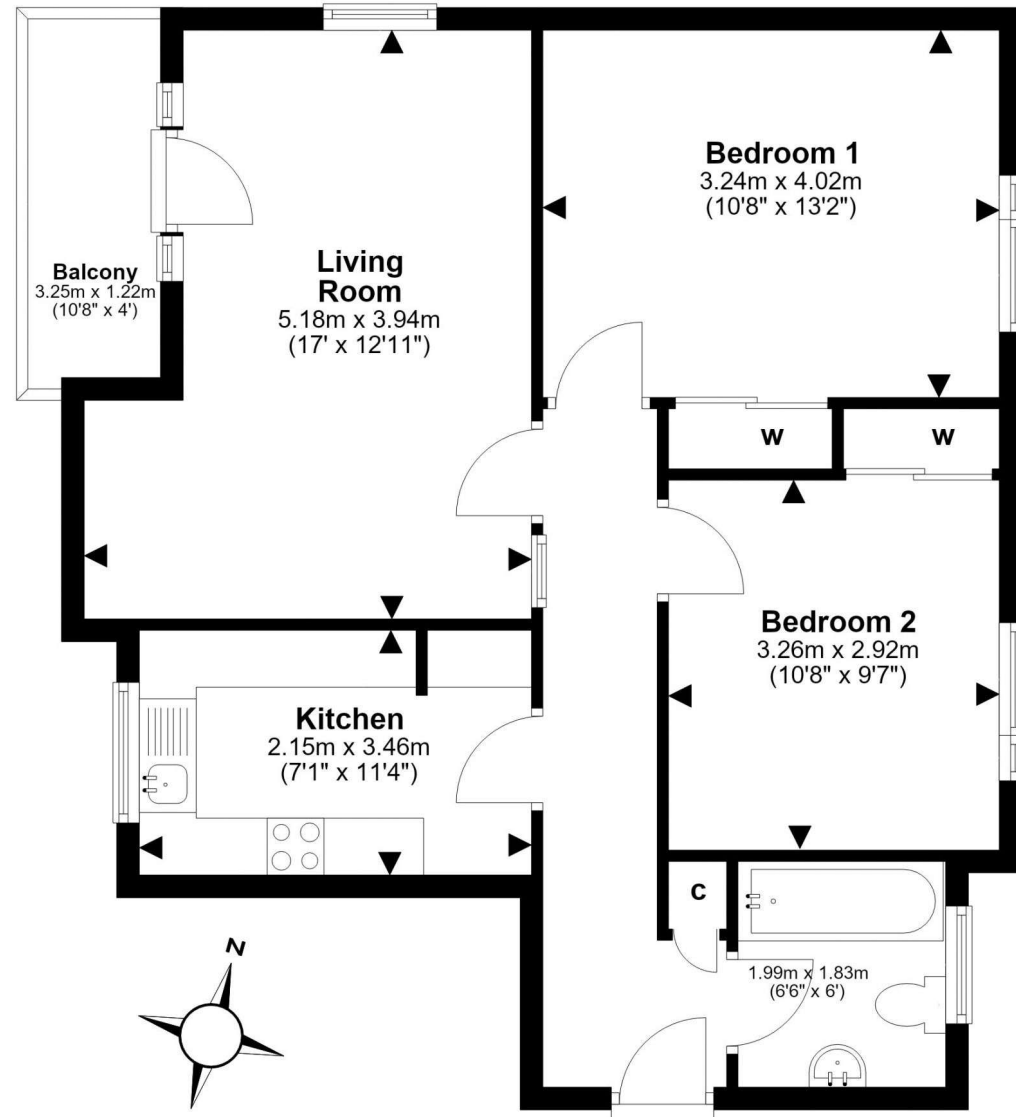
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fixtures, fittings, curtains, wall mounted shelves, kitchen appliances, excluding the fridge, will be included in the sale while other items are available with separate negotiation.

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 Craighleith 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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.