NEILSONS

Solicitors & Estate Agents



Offers Over

£215,000

2 GF Orchard Brae

Orchard Brae | Edinburgh | EH4 1NY

A fantastic opportunity has arisen to purchase this rarely available one bedroom ground floor flat forming part of an impressive centrally located block, moments from the capitals fashionable Stockbridge area. The property would undoubtedly appeal to first time buyers, professionals and retirees.

- 1 Bedroom
- 1 Public Room
- 1 Bathroom
- 1 Box Room
- Residents Parking
- Communal Gardens
- EPC Rating – E
- Council Tax Band - E



Description

The accommodation, which would benefit from a degree of modernisation, comprises a secure entry system, welcoming entrance vestibule and hallway. The bright and spacious reception/dining room features a useful storage cupboard, while the fitted kitchen is equipped with appliances. The well-proportioned double bedroom benefits from fitted wardrobes, complemented by a good-sized box room offering versatile use as a home office or additional storage space. A bathroom completes the accommodation, fitted with a three-piece suite, electric shower over the bath and a useful fitted cupboard. Further benefits include double glazing and excellent storage facilities throughout.





Extras

All fitted floor coverings will be included in the sale together with the cooker and fridge.

Gardens & Parking

There are well maintained garden grounds surrounding the development and for the car user there is residents parking to the side.

Residents Association

A Residents' Association manages the development, with a monthly fee of approx. £45 covering the maintenance of the communal grounds.

Viewing

By appointment through Neilsons (0131 625 2222).









Location

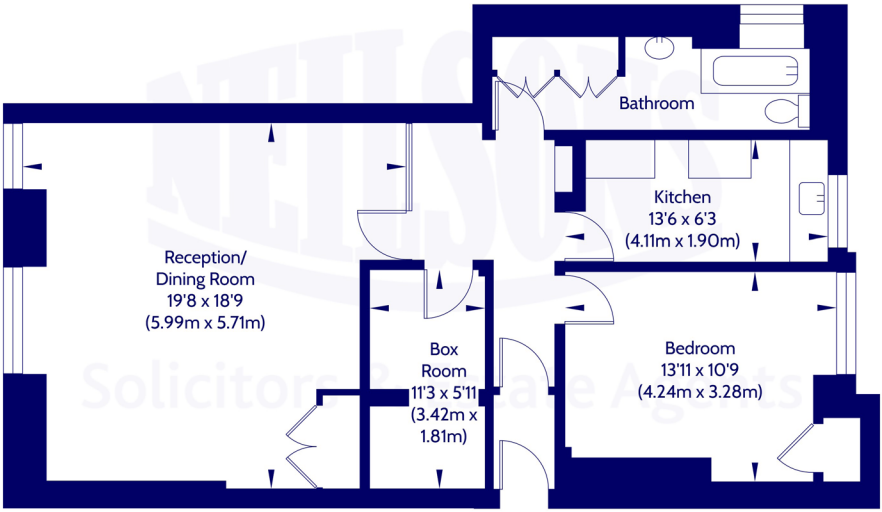
This property offers a convenient central position within the ever-popular Orchard Brae district. An array of supermarkets and larger stores can be found at Craigleith Retail Park and a Waitrose supermarket in nearby Comely Bank. Edinburgh's vibrant West End and Stockbridge district is a short walk away with regular bus services available on the adjacent Orchard Brae and excellent bus routes travelling along the nearby Queensferry Road. For the commuter there is convenient access to the City Bypass and Scotland's central motorway network, Edinburgh Airport and Queensferry Crossing. Leisure amenities are amongst the best in the city with several golf courses, the Water of Leith Walkway, the beautiful open spaces of Inverleith Park & The Royal Botanic Gardens. There is an excellent choice of public and private schools nearby from nursery to secondary level.





Approx. Gross Internal Floor Area 76 Sq M / 820 Sq Ft.

Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

NEILSONS

Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

mail@neilsons.co.uk | 0131 625 2222 | www.neilsons.co.uk

Head Office
138-142 St John's Road
Edinburgh
EH12 8AY

Property Department
162 St John's Road
Edinburgh
EH12 8AZ

City Centre
2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry
37 High Street
South Queensferry
EH30 9HN

Bonnyrigg
72 High Street
Bonnyrigg
EH19 2AE

Winner Scottish Legal Awards 2025 | 2024 | 2023 | 2022 | 2021 | 2020

The Negotiator Awards 2017 Regional Agency of the Year Scotland Gold

The Negotiator Awards 2018 Regional Agency of the Year Scotland Gold

Gold The Negotiator Awards 2019 Regional - Scotland of the Year