

**155/15 Orchard Brae
Gardens
Edinburgh EH4 2HR
Offers Over £250,000**

- Large living/dining room featuring fantastic views and access to private balcony
- Kitchen fitted with a range of floor and wall mounted units, electric cooker and white goods included in sale
- Three double bedrooms
- Shower room fitted with two-piece suite and electric walk in shower
- Double glazing and electric heating
- Residents parking
- Communal gardens

Council Tax Band: E
Tenure: Freehold
Annual Service Charge: £1008



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EPC D



Flat

This top-floor flat presents an excellent opportunity for buyers looking to put their own stamp on a property. Although renovation is required, the home offers fantastic potential, boasting three double bedrooms and impressive open views towards Corstorphine Hill.

The accommodation comprises a generous living/dining room with direct access to a private balcony—an ideal spot for entertaining while enjoying the scenic outlook. The kitchen is fitted with a selection of wall and floor-mounted units, an electric cooker, included white goods, and two large storage cupboards offering ample practicality. There are three well-proportioned double bedrooms, two of which benefit from built-in wardrobes. A shower room fitted with a two-piece suite and an electric walk-in shower completes the internal accommodation. Additional benefits include double glazing, electric heating throughout, and lift access to all levels, ensuring the property is easily accessible. Residents' parking is also available.

Please note: No warranties are given for any systems.

Factor Details: Property is Factored by Trinity Factors with an average monthly bill of £84 for building insurance and maintenance

Situated just steps away from the vibrant shopping district of Stockbridge, the flat enjoys proximity to a wide array of independent boutiques, cafes, restaurants, and bars, perfect for dining and socializing. A nearby Marks & Spencer, Waitrose, Coop and Sainsburys as well as independent butchers and fishmongers ensure easy access to groceries. The area is well-served by renowned private and public schools, including Fettes College, Stewart's Melville College, Edinburgh Academy, Flora Stevenson Primary School, and Broughton High School. For recreational activities, residents will appreciate the proximity to Inverleith Park, Glenogle Baths, Edinburgh Accies Rugby Club, Grange Club and Broughton Bowling Club. The nearby Royal Botanic Gardens and picturesque Water of Leith Walkway offer serene walking routes for moments of quiet relaxation. Access to Dean gardens is also available by subscription. This property truly combines classic charm with modern living in one of Edinburgh's most desirable neighbourhoods

Viewing by appointment on 0131 337 1800

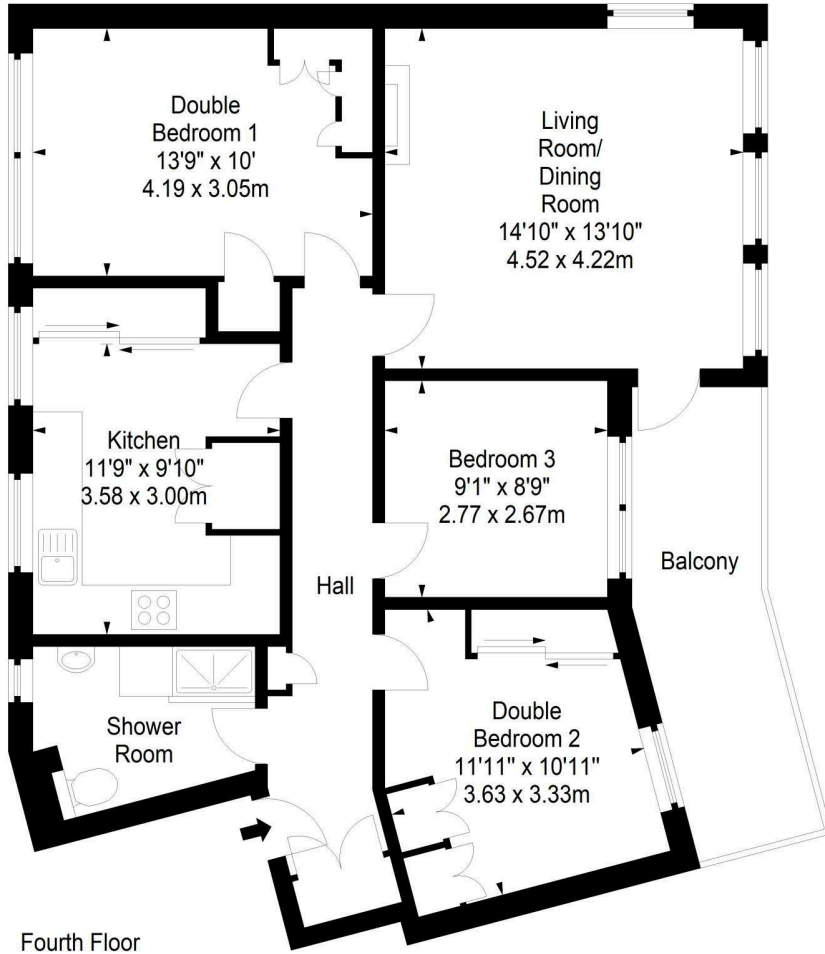
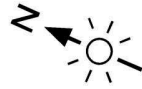




**Orchard Brae Gardens,
Edinburgh, EH4 2HR**



Approx. Gross Internal Area
864 Sq Ft - 80.27 Sq M
For identification only. Not to scale.
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Fourth Floor



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