

# 60/6 Orchard Brae Avenue

ORCHARD BRAE, EDINBURGH, EH4 2HN



SET WITHIN A PEACEFUL ORCHARD BRAE DEVELOPMENT,  
THIS IMMACULATE FOUR-BEDROOM TOP-FLOOR APARTMENT  
COMBINES ELEGANT DESIGN WITH BRIGHT, TRIPLE-ASPECT LIVING



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McEwan Fraser is delighted to present the stunning 4-bedroom apartment to the market. Set within a small, modern development, surrounded by beautifully maintained communal gardens and a children's play park. This stylish triple-aspect second (top) floor apartment offers bright, generously proportioned accommodation, and it is presented to the market in excellent condition.

The accommodation comprises: an entrance vestibule leading to a welcoming and spacious hallway with three storage cupboards; a large, light-filled lounge with south and west-facing windows and a charming corner bay; a superbly appointed fitted kitchen with an excellent range of wall and base units; and a flexible dining room or fourth bedroom with ample space for a large dining table and chairs.

## The Property



*"...A SUPERBLY  
APPOINTED  
FITTED  
KITCHEN WITH  
AN EXCELLENT  
RANGE OF  
WALL AND  
BASE UNITS..."*





Dining Room/Bedroom 4





The elegant master bedroom enjoys a corner bay window with open views and a stylish en-suite shower room. Two further double bedrooms and a family bathroom with a white three-piece suite and a classic roll-top bath complete the accommodation.







**Bedroom 2**



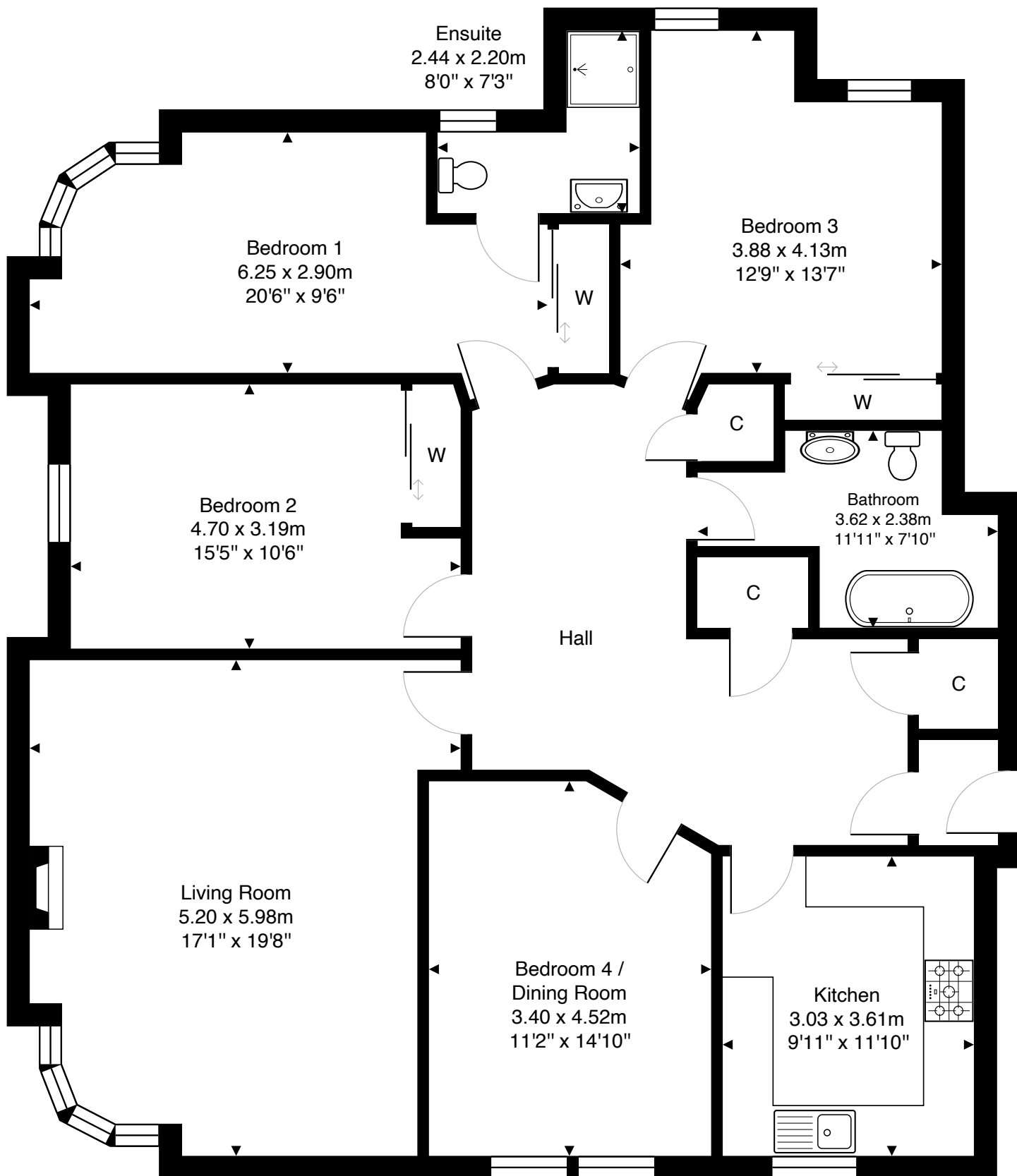


**Bedroom 3**









Gross internal floor area (m<sup>2</sup>): 140m<sup>2</sup>

EPC Rating: C

PROPERTY VIRTUAL TOUR CAN BE VIEWED [HERE](#)



Further benefits include gas central heating, double glazing, access to a partially floored loft, and excellent storage throughout. The property also enjoys a private parking space within the development.





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The Orchard Brae area of Edinburgh is a highly desirable residential neighbourhood that combines peaceful surroundings with superb access to the city centre. Situated between Stockbridge, Comely Bank and Craigleith, it offers a unique blend of leafy streets, elegant architecture and modern convenience. The area has a welcoming community feel while remaining close to some of the capital's most vibrant shopping and dining districts. Residents benefit from excellent transport connections, with frequent bus services along Queensferry Road and Craigleith Road providing swift routes to the city centre. The A90 offers quick access to the City Bypass and M8, making travel across central Scotland straightforward, while both Waverley and Haymarket railway stations are within easy reach for national rail links.

Locally amenities include supermarkets at Craigleith Retail Park and a superb selection of independent shops, cafés and restaurants in neighbouring Stockbridge. The area is renowned for its village-like atmosphere, with boutique stores lining Raeburn Place and Deanhaugh Street. Popular spots include local favourites such as The Pantry for brunch, Cowan & Sons for coffee, and The Scran & Scallie gastropub for dining. Stockbridge Market, held weekly, offers fresh local produce, street food and crafts, while independent galleries and interior design shops add to the area's distinctive character.

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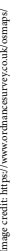
## The Location



Orchard Brae's appeal lies in its exceptional blend of educational excellence, recreational amenities, and natural beauty, all within proximity to Edinburgh's centre. The area is served by esteemed schools, including Flora Stevenson Primary and independent options like Mary Erskine School.

Key green spaces such as Inverleith Park and the Royal Botanic Garden offer extensive leisure opportunities, complemented by the Water of Leith Walkway, a scenic route for walking and cycling that connects directly to Stockbridge, Dean Village, and the city centre. This desirable mix firmly establishes Orchard Brae as a top residential location in Edinburgh.

## The Property



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