

55/3 Orchard Brae Gardens

Edinburgh, EH4 2UQ





THE PROPERTY

Set within the highly sought-after Orchard Brae area, this beautifully presented two-bedroom flat offers stylish contemporary living in a peaceful setting with well-maintained communal gardens.

Finished in a modern neutral palette throughout, the property enjoys an abundance of natural light, creating a bright and welcoming atmosphere.



The impressive open-plan living room and kitchen form the heart of the home and are ideal for both everyday living and entertaining. A striking stone-clad media wall with an inset electric fireplace creates an eye-catching focal point, while wood-effect flooring adds warmth and continuity to the space.



The sleek kitchen is fitted with contemporary white cabinetry, contrasting dark worktops and a practical breakfast bar for casual dining.



Both bedrooms are bright and generously proportioned, each benefiting from soft grey carpeting and tasteful neutral décor, with the master benefiting from a sliding mirrored wardrobe. Large windows enhance the sense of space and light.

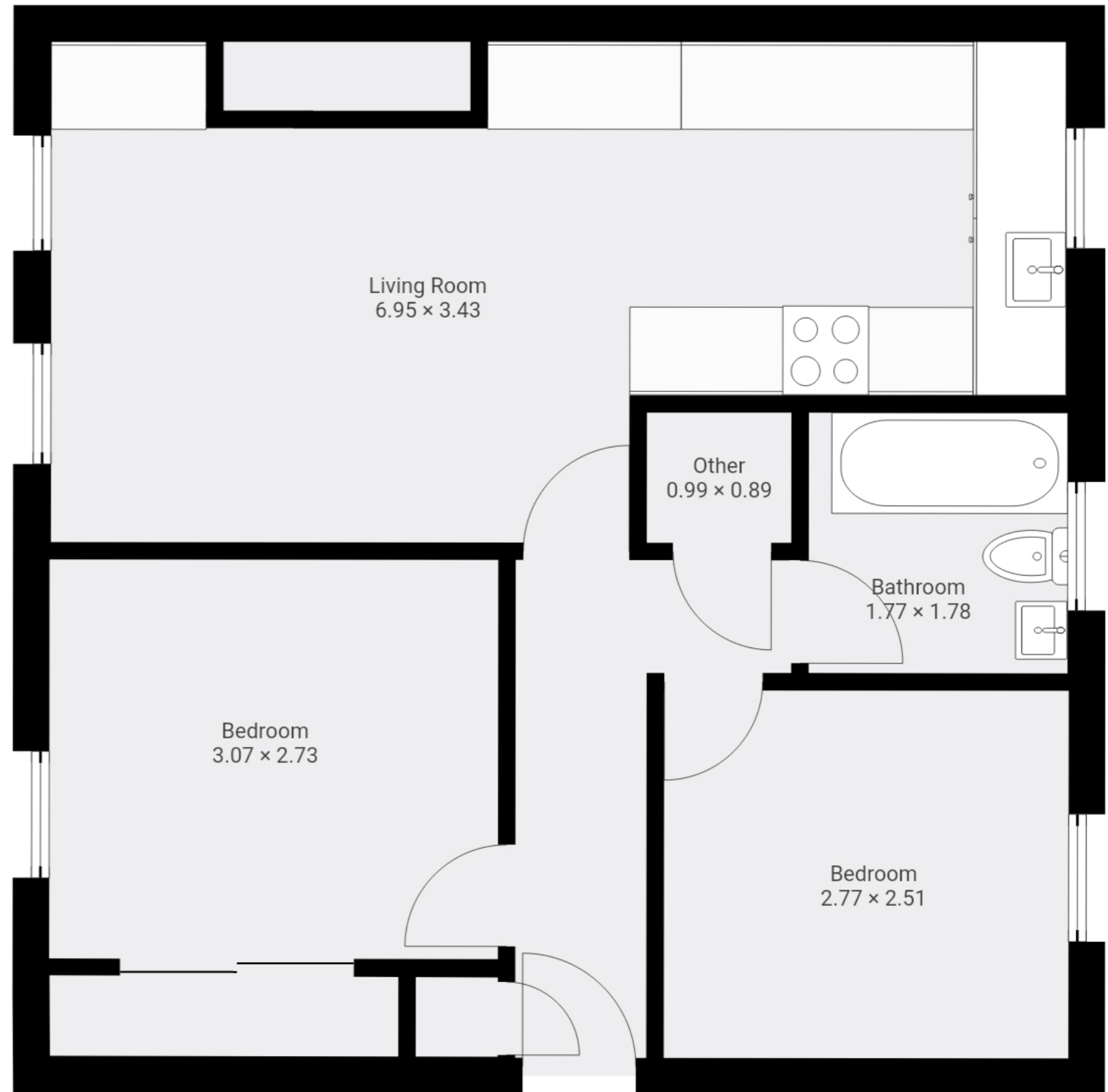


The stylish family bathroom has been finished to a high standard and features full-height grey wall tiling, wood-effect flooring and modern fittings. The suite comprises a shaped bath with overhead shower and glass screen, wall-mounted wash hand basin, concealed-cistern WC, mirrored wall cabinets and a frosted window providing natural light while maintaining privacy.

Externally, the property is set within attractive communal garden grounds with neatly maintained lawns and mature planting, offering a pleasant outdoor environment for residents to enjoy.



THE FLOOR PLAN



Approximate Dimensions (Taken from the widest point)

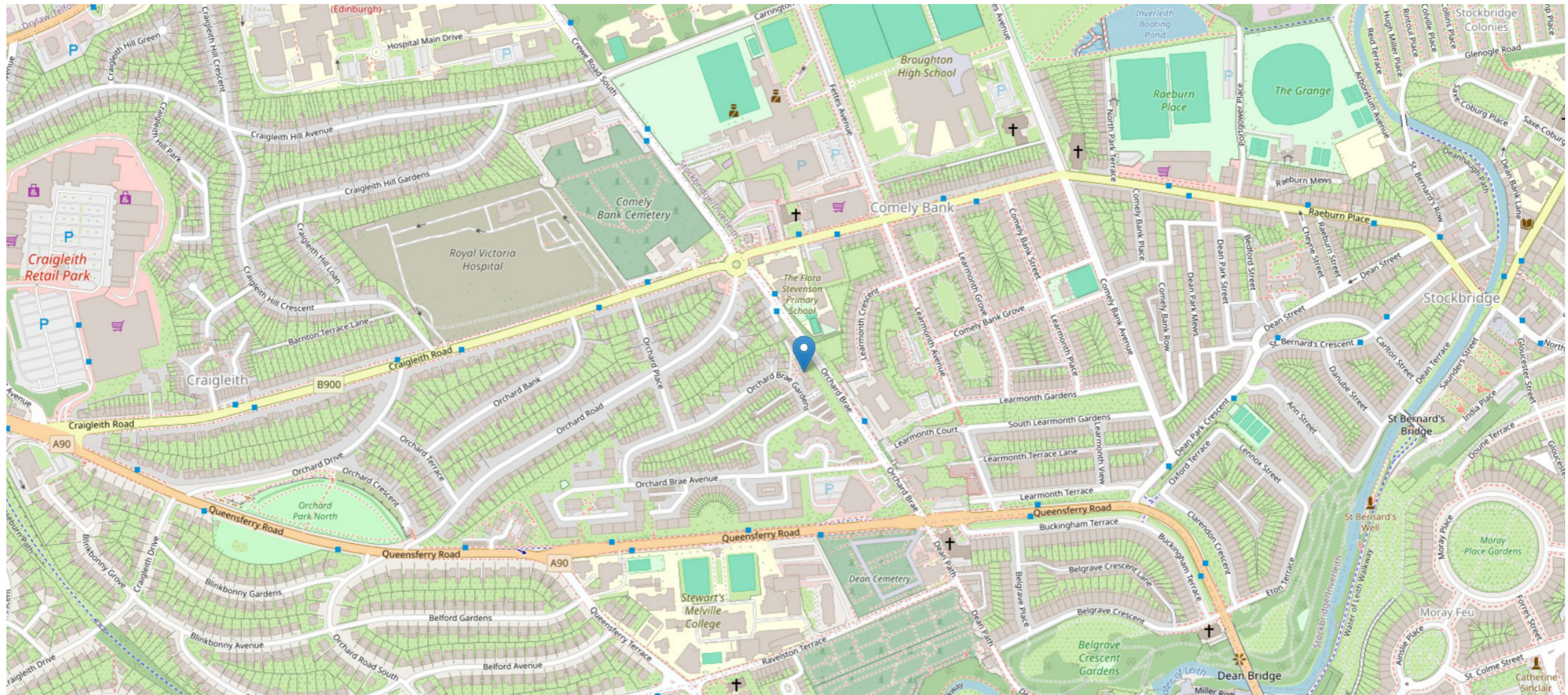
Gross internal floor area (m²): 48m² | EPC Rating: C



Located in the prestigious Orchard Brae area of Edinburgh, this property enjoys a peaceful residential setting just a short distance from the city centre. Renowned for its attractive surroundings and excellent amenities, Orchard Brae offers a superb balance of tranquillity and convenience. A wide range of shops, cafés and restaurants can be found nearby in Stockbridge and Comely Bank, while larger supermarkets and retail options are also within easy reach.



The area is well served by regular bus links and provides quick access to Edinburgh City Centre, Haymarket railway station and the City Bypass, making it ideal for commuters. Excellent recreational opportunities are available nearby, including Inverleith Park, The Royal Botanic Garden Edinburgh and scenic walks along the Water of Leith.



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