



**GIBSONKERR**  
Personal, Family Law & Property

**86/4 Orchard Brae Avenue**

Orchard Brae, Edinburgh, EH4 2GB





## Property Summary

Nestled at the end of a quiet cul-de-sac, this modern first-floor apartment is within a sought-after development in popular Orchard Brae. The three-bedroom property is brought to market in move-in condition, offering stylish interiors finished to quality standards, including a Shaker-inspired breakfasting kitchen and two premium washrooms. Within easy reach of the city centre, as well as amenities, schools, and transport links, it is sure to be popular with a wide demographic of buyers, especially amongst professionals and families.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (gas hob, oven, dishwasher, and fridge/freezer) to be included in the sale.

## Features

- Attractive first-floor apartment
- Part of a modern development
- Envable location in Orchard Brae
- Blank canvas of décor throughout
- Welcoming hall with built-in storage
- Living/dining room with a bay window
- Stylish breakfasting kitchen
- Three double bedrooms (two with wardrobes)
- Quality en-suite shower room
- Family bathroom with handheld shower
- Landscaped communal gardens
- Allocated residents' parking in covered garage
- Gas central heating and double glazing
- EPC Rating - B





# Floorplan

**GIBSON KERR**  
Personal, Family Law & Property

property@gibsonkerr.co.uk

**Edinburgh**  
Family Law, Personal Law & Property Law

6 Randolph Crescent  
Edinburgh  
EH3 7TH

0131 202 7516

edinburgh@gibsonkerr.co.uk

**Glasgow**  
Personal Law & Family Law

9 George Square  
Glasgow  
G2 1QQ

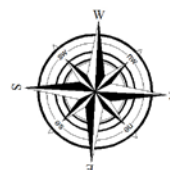
0141 404 0436

glasgow@gibsonkerr.co.uk

## DISCLAIMER

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

**First Floor**  
Approx. 109.3 sq. metres (1176.5 sq. feet)



Bathroom  
7'10" x 6'6"  
2.40 x 1.99m

En-suite  
8'8" x 6'9"  
2.65 x 2.06m

Living/  
Dining  
Room  
21'8" x 13'5"  
6.60 x 4.10m

Principal  
Bedroom  
16' x 10'6"  
4.88 x 3.20m

Breakfasting  
Kitchen  
14'9" x 10'10"  
4.50 x 3.30m

Hall

Bedroom 3  
12'0" x 8'6"  
3.66 x 2.58m

Bedroom 2  
12'11" x 8'10"  
3.93 x 2.69m

Total area: approx. 109.3 sq. metres (1176.5 sq. feet)