



## 8/2 Orchard Brae Avenue

Orchard Brae, Edinburgh,  
EH4 2HP

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## Summary

This bright and spacious two-bedroom flat offers a desirable city address within walking distance of the West End, set on the ground floor of an established development boasting attractive communal gardens and residents' parking. The interiors (including a southerly-facing reception room, a breakfasting kitchen, and useful built-in storage) promise versatility and fantastic opportunities for modernisation that allow the new owners to put their own mark on the property.

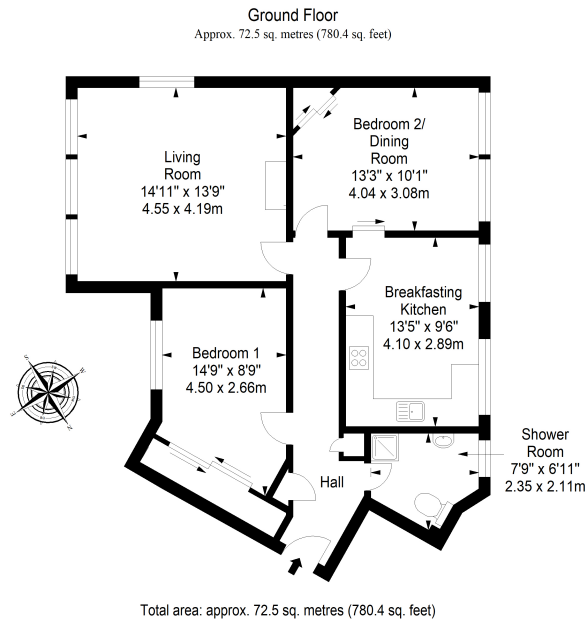
Extras: The property is sold as seen.

## Features

- Development with a prime city location
- Exciting refurbishment project
- Bright and spacious ground-floor flat
- Entrance hall with storage and secure entry
- Sunny dual-aspect living room
- Breakfasting kitchen
- Two double bedrooms with storage (one ideal as a dining room with kitchen access)
- Bright shower room
- Attractive communal gardens
- Residents' parking
- Electric heating and double-glazing



# Floorplan



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