



Offers Over

£150,000

12/3 Fairbrae

Saughton | Edinburgh | EH11 3GY

This appealing first floor flat forms part of a well-maintained modern development, close to good local amenities/transport links, in the popular Saughton area of the city. The internal space is well proportioned and pleasantly decorated throughout and would be perfectly suited to the first time buyer or those looking to downsize to something a little more manageable.

-  1 Bedroom
-  1 Public Room
-  1 Bathroom
-  Parking Bays
-  Communal Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Hallway boasting a generous storage cupboard leads into the reception area, which is flooded with natural light from its south-facing sunny aspect. The space offers ample room for furniture placement. The fitted kitchen features a variety of wall and base units, complemented by tiling in splash areas. The bedroom is a comfortably sized double, complete with mirror-fronted built-in wardrobes. The bathroom is equipped with a three-piece white suite, with an electric shower positioned over the bath and surrounded by tiled walls.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens and Parking

There are areas of lawn and plants peppered throughout the development and ample residents parking is available to the front and side. Please note a factoring agreement is in place for the upkeep of the communal areas and communal building repairs. This is currently £74 per month and payable to Hacking and Paterson. This also includes a 1/36 share of the common Building Insurance policy (each homeowner therefore only needs to arrange their own Contents Insurance).

Viewing

Please contact Neilsons on 0131 625 2222.





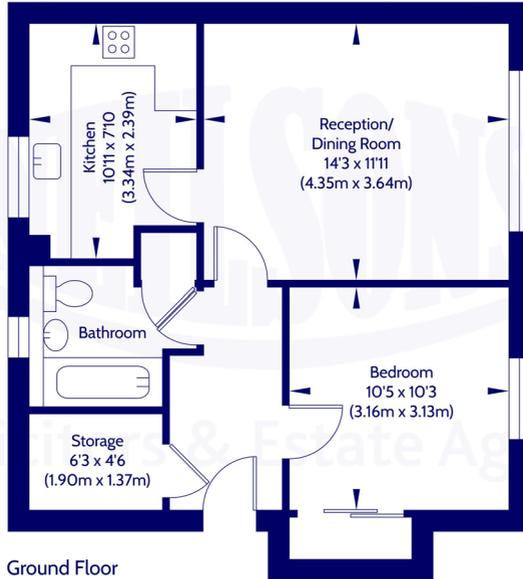
Location

The popular area of Saughton is located to the west of the city centre and provides a wide range of social and recreational amenities, including many shops and regular bus and tram services. Both Gorgie and Corstorphine provide many local facilities whilst the city centre is easily accessible by bus, tram or car. Both the Gyle Shopping Centre and Fountain Park leisure complex are located only a short distance away, facilities include a health and fitness centre, multi-screen cinema and many bars and restaurants. Schooling is well catered for at both primary and secondary levels and recreational facilities include the Carrick Knowe Golf Course, Saughton Park and Murrayfield stadium.





Approx. Gross Internal Floor Area 48.48 Sq M / 522 Sq Ft.



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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