










Offers Over

£298,000

37 Fairbrae

Saughton | Edinburgh | EH11 3GZ

A brilliant opportunity has arisen to acquire this impressive and rarely available three bedroom detached villa quietly situated in a sought after pocket of Saughton. Boasting private gardens and a single garage whilst being positioned close to fantastic amenities and commuting links, this property will undoubtedly appeal to couples and growing families. Viewing suggested.

-  3 beds
-  1 public
-  2 bathroom
-  Private gardens
-  Garage and driveway
-  EPC Band - D
-  Council Tax Band - E



Description

Internally, the accommodation briefly comprises of; welcoming entrance hallway, bright and airy lounge with an understairs storage cupboard, fully-fitted kitchen with a range of integrated and freestanding white goods as well as partial tiling in splash areas, separate dining room with French doors leading to the rear garden, partially-tiled W/C, landing with linen cupboard and attic access, principal double bedroom with integrated wardrobes with sliding mirrored doors and a front-facing outlook, partially-tiled ensuite shower room, second generous double bedroom with room for freestanding furniture and further integrated wardrobes with sliding mirrored doors, third single bedroom allowing flexible use as a home office/study, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include a security intruder alarm system, gas central heating and double glazing throughout.

Factor fees are payable of approximately £40 per quarter.



Extras

Selected fixtures and fittings, including; integrated gas hob and oven, freestanding fridge-freezer and washing machine, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

The property is surrounded by lovely, well-kept private gardens to the front, side and rear. The rear garden in particular is large in size offering lots of potential for landscaping for new residents. For the car owner, there is a single garage and multi-car driveway for off-street parking.

Viewing

By appointment through Neilsons 0131 625 2222.





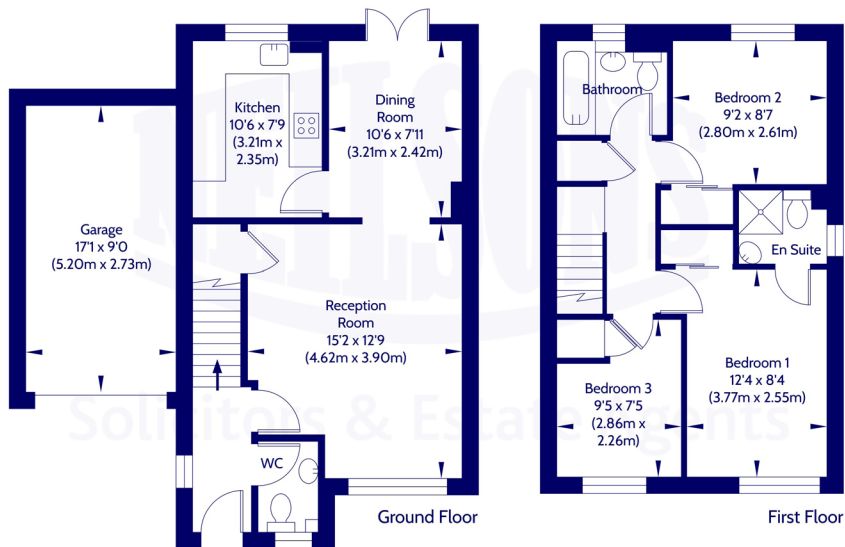
Location

The property is located in the popular Saughton area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby and further amenities can be found in the neighbouring district of Corstorphine and at The Gyle Shopping Centre, which houses a fantastic range of high street shops. There is a frequent bus service to the City Centre, a convenient tram stop and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Ice Rink and stadium and an assortment of golf courses. Education from nursery to secondary level is well catered for and Napier and Heriot-Watt University are within easy travelling distance.





Approx. Gross Internal Floor Area 81.56 Sq M / 877 Sq Ft.



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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