



Fixed Price

**£565,000**

## 2 Fairley Wynd

Corstorphine | Edinburgh | EH12 OAG

Neilsons are delighted to bring to the market this beautifully presented, detached four bedroom villa, peacefully located in the West Craigs Village development. With excellent amenities, transport links and green spaces close at hand, this fantastic family home combines well proportioned accommodation with high quality upgraded finishings including lighting, wooden and tiled flooring, and outdoor landscaping, and viewing is highly recommended.

-  4 bedrooms
-  2 public rooms
-  3 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – B
-  Council tax band - G



## Description

In true move in condition throughout, you enter a welcoming entrance hall with understairs storage, and to your right is a bright and airy lounge with a box bay window. Moving to the rear there is an impressive and spacious dining kitchen providing a superb space for cooking and entertaining. There is a range of sleek white wall and base units with co-ordinated worktops, and French doors lead out to the rear garden. Off the kitchen is a useful utility room with a door to the garden, and a handy WC.

Moving upstairs there is a naturally light landing, the principal bedroom with built in wardrobes and en-suite shower room, bedroom two also with en-suite shower room, two further double bedrooms, and a family bathroom with a white suite. The attic which has power and light is floored and is accessed via a Ramsay ladder. The property further benefits from gas central heating (with separate controls for each level), double glazing, and solar panels.



## Extras

Included in the sale will be the gas hob and electric oven, integrated fridge/freezer, dishwasher and washing machine, tumble dryer, and freestanding wardrobe in bedroom two.

## Gardens and Parking

A neat front garden with lawn welcomes you to the property and to the rear is a fully enclosed, south facing landscaped garden with planters and an area of lawn, offering an ideal place for dining in the warmer months and a safe space for children and pets to play. There is a garage with up and over door, power and light, and a double driveway provides off street parking.

## Factoring

The communal grounds around the development are maintained by Ross & Liddell at a cost of approximately £32 per annum.

## Viewing

By appointment through Neilsons (0131 625 2222).





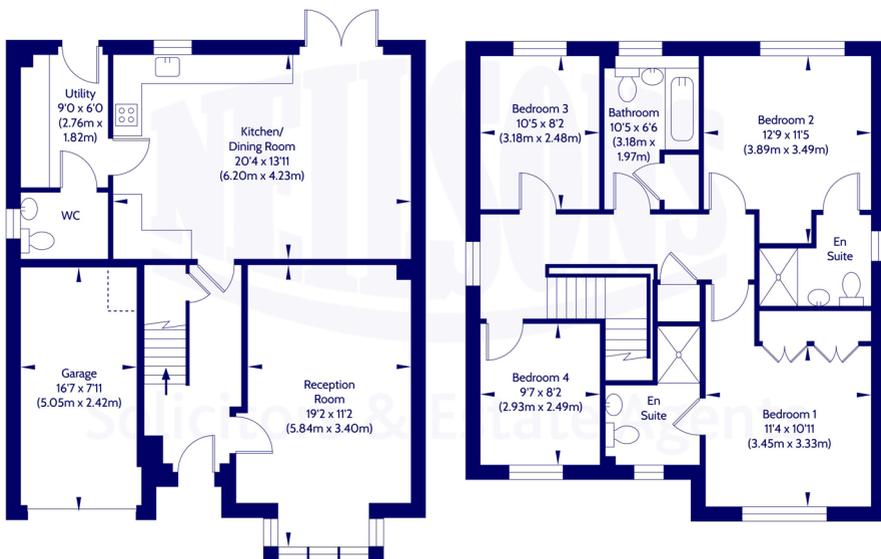
## Location

Fairley Wynd is located in the modern development of West Craigs Village which is aiming to create a whole new community with a recently opened nursery and primary school, large areas of green space and parklands, a number of walking and cycle routes, and a proposed café and health centre. Within the wider area of Corstorphine, many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a varied range of high street named stores. The area enjoys many leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, Cammo Estate, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 136.19 Sq M / 1465 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.



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