



# 53 West Fairbrae Crescent

Broomhouse, Edinburgh, EH11 3SX

## 53 West Fairbrae Crescent

Located in a quiet, leafy development in the popular Broomhouse area of Edinburgh, this four-bedroom detached house is close to excellent local amenities, including a tram stop within walking distance. Offering outstanding storage throughout, the versatile, family-friendly interiors include an entrance hallway with guest WC, a bay-fronted living room, a formal dining room with sliding-door access to the garden, an integrated dining kitchen with attached utility room, four bedrooms (one with en-suite shower room) and a four-piece family bathroom. Externally, there is a sunny enclosed rear garden with a summer house, an attached single garage, and a front lawn plus private driveway for additional parking.

Extras: All fitted floor and window coverings and light fittings are included.

Factor: The factor is managed by Hacking and Paterson at an approximate quarterly cost of £29, including garden and ground maintenance.

### **Property Summary**

- Well-connected suburban location
- Detached house in a modern development
- Entrance hall with guest WC
- Light-filled living room
- Formal dining room with garden access
- · Integrated dining kitchen with utility room
- Principal bedroom with en-suite shower room and storage
- Three further bedrooms (all with storage)
- Four-piece family bathroom
- Sunny rear garden with a summer house
- Attached garage and private driveway
- Gas central heating and double glazing
- EPC Rating C | Council Tax Band F
- Home Report Value £375,000









"Located in a quiet, leafy development in the popular Broomhouse."









"Versatile, family-friendly interiors."







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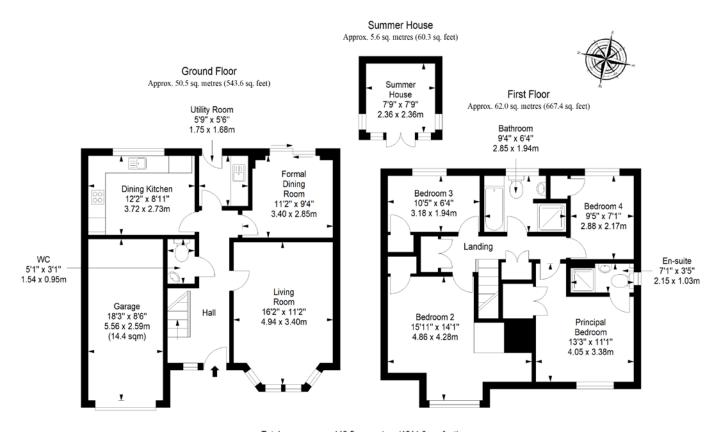
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Total area: approx. 112.5 sq. metres (1211.0 sq. feet)