



RALPH SAYER
SOLICITORS & ESTATE AGENTS

53 West Fairbrae Crescent

Broomhouse, Edinburgh, EH11 3SX

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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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dream property!



RALPH SAYER
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property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP



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Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

