



1B/4 Fairacre Court, Abbotsford Crescent, Edinburgh, EH10 5DY



Welcome

Welcome to Fairacre Court, a beautifully presented two-bedroom first floor apartment set within the sought-after Fairacre Court development, offering bright, well-proportioned accommodation with a private balcony, allocated parking space, and access to immaculately maintained communal gardens. This factored, secure-entry block provides peace of mind and an excellent standard of upkeep, making it an ideal purchase for first-time buyers, professionals, or those looking to downsize. Presented to the market in excellent order throughout, we would recommend an early viewing



- Reception hallway with useful storage
- Living and dining with access to the balcony
- Recently installed fitted kitchen
- Two double bedrooms
- Bathroom presented as a shower room
- Utility cupboard
- Gas central heating (replacement boiler)
- Double glazing
- Allocated parking space
- Communal gardens
- Secure entry system



Morningside

Fairacre Court enjoys an enviable position situated between the highly desirable districts of Morningside and Bruntsfield. The area offers an abundance of superb amenities, including a fabulous assortment of coffee shops, restaurants and bars. A Waitrose supermarket and Marks and Spencer's Food Hall are located within proximity. The iconic Dominion Cinema and Church Hill Theatre are also both located within easy walking distance. A regular bus service operates to the City Centre and for those commuting by car the City Bypass is close at hand which links the main Scottish motorway network. For the outdoor enthusiast pleasant walks can be enjoyed on Blackford Hill, along the Hermitage of Braid and up to The Braid Hills. An excellent selection of Golf Courses are also nearby including Braid Hills and Merchants of Edinburgh.

Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included. Other items of furniture may be available by separate negotiation. The development is factored by Myreside with an approximate annual fee of £1000.00 which does not include a block buildings insurance. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.

Get in touch

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.