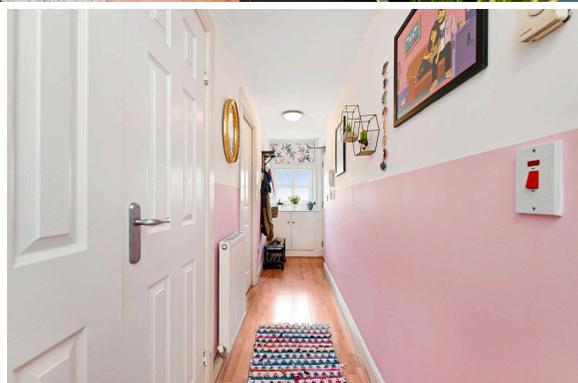




14/2 West Fairbrae Drive  
SAUGHTON | EDINBURGH | EH11 3SY

  
**warners**  
solicitors & estate agents



## 14/2 West Fairbrae Drive

SAUGHTON | EDINBURGH | EH11 3SY

Warners are pleased to present this attractive two-bedroom ground floor apartment, forming part of a well-maintained modern development within the popular Saughton area of Edinburgh. Ideally positioned for access to a wide range of local amenities and excellent transport links, the property offers bright, well-proportioned accommodation, making it an ideal purchase for first-time buyers, professionals or investors alike.

The accommodation is entered via a welcoming hallway providing generous built-in storage, setting the tone for the practicality found throughout the home. The living room is a comfortable and well-proportioned space, filled with natural light and offering flexibility for both relaxing and dining. The breakfasting kitchen is fitted with a range of wall and base units, providing ample storage and worktop space, along with room for a small dining table, making it both functional and sociable. The property offers two well-sized double bedrooms, both benefiting from built-in wardrobe storage. The principal bedroom further enjoys the advantage of an en-suite bathroom fitted with a three-piece suite and electric shower over the bath. A separate shower room, finished in a contemporary style, serves the second bedroom and guests. Additional features include a secure entry system, gas central heating, double glazing, residents parking and a private external storage shed. The development is factored, ensuring well-kept communal areas and grounds. Combining modern accommodation, excellent storage and a convenient location, this appealing apartment offers a superb opportunity in a consistently popular residential setting. Early viewing is highly recommended.

- Attractive ground floor apartment within a modern development
- Ideal for first-time buyers, professionals or buy-to-let investors
- Welcoming entrance hallway with storage cupboard
- Bright and well-proportioned living room
- Breakfasting kitchen with ample storage, workspace and room for a small dining table
- Principal double bedroom with built-in wardrobe and en-suite bathroom
- Second double bedroom with built-in wardrobe
- Contemporary shower room
- Secure entry system
- Private external storage shed
- Factored development with well-maintained communal areas
- Residents parking

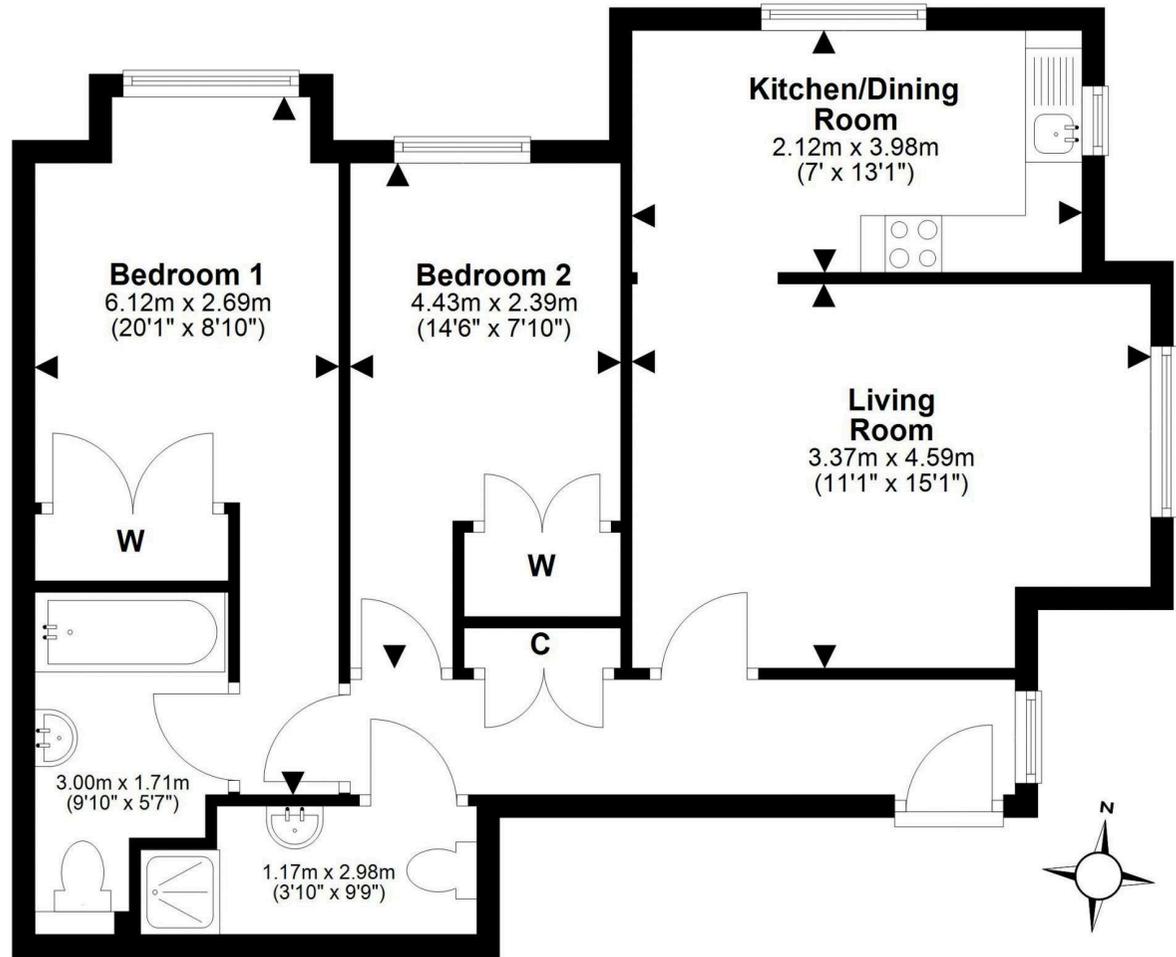
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Washing machine & fridge/freezer will be included in the sale of EPC: C. CT: D. Factoring: Hacking & Paterson: Approx. £90 P/M with £400 deposit.

The subjects are located in the ever popular Saughton area of Edinburgh, which lies to the west of the City Centre. The flat is well positioned to take advantage of shops serving the local community, with additional shops and services to be found at nearby Gorgie or Corstorphine, whilst The Gyle shopping complex is also within easy reach. Sainsburys, Asda and Aldi all have stores in the surrounding area. Sports enthusiasts are well catered for, with Carrick Knowe Golf Course and Murrayfield Stadium in the vicinity, plus Saughton Public Park just along the road with its playing fields, athletics track and the biggest skate board park in Scotland. An efficient public transport network is on hand, including regular buses running to other parts of town and nearby trams which run from the airport to St Andrew Square (soon to be continued to Newhaven). A short drive westwards allows access to the City Bypass and main motorway networks.





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.