










Offers Over  
**£165,000**

## 16/3 Fairbrae

Saughton | Edinburgh | EH11 3GY

A beautifully presented, recently renovated first floor flat forming part of popular modern development within easy reach of Edinburgh City Centre and a host of convenient local amenities.

-  1 bedroom
-  1 public room
-  1 bathroom
-  Residents parking
-  Communal gardens
-  EPC rating – C
-  Council tax band - D



## Description

A perfect first home or turn key rental investment the flat is immaculately presented throughout and offers well-proportioned accommodation which briefly comprises: welcoming hallway with a substantial built-in storage cupboard, light filled south facing reception room with recently laid laminate flooring and fresh neutral décor, stylish newly installed kitchen which has been fitted with a variety of base and wall mounted units, with coordinated worktops, brand new appliances and modern radiator, southerly facing double bedroom with laminate flooring and fitted mirrored wardrobes, sleek contemporary bathroom with white three piece suite, matte black fittings, splash screen and over-bath drench shower.

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



## Extras

The property will be sold as seen with all fixtures, fittings, integrated appliances and white goods.

## Gardens, Parking and Factor

The property benefits from extensive well-kept communal garden grounds comprising lawn, small trees and a variety of shrubs and bushes. Ample residents parking is located just outside. The common areas and garden grounds are factored by Hacking & Paterson at a cost of approximately £85 per month and this also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).



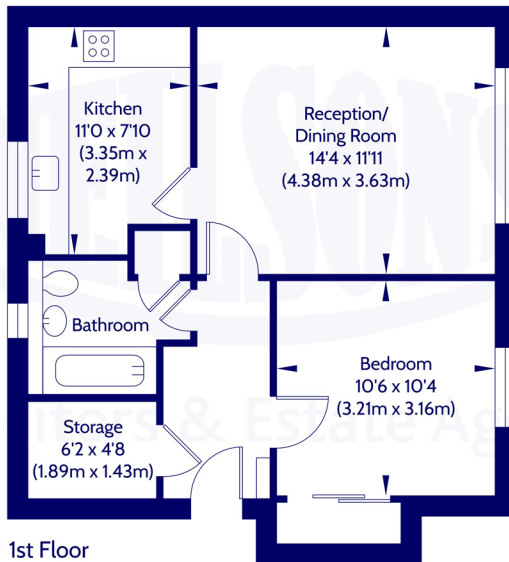


## Location

Fairbrae is located in the popular Saughton area of Edinburgh, lying to the west of the City Centre. There is a selection of convenient local shops to meet day to day needs nearby and further amenities can be found in the neighbouring districts of Corstorphine, Chesser, Longstone and at The Gyle Shopping Centre, which houses a fantastic range of high street shops. There is a frequent bus service to the City Centre, a convenient tram stop and the City Bypass is also easily accessible, providing links to central Scotland's main motorway network. Leisure activities in the area include Edinburgh Zoo, Murrayfield Ice Rink and stadium and an assortment of golf courses. Education from nursery to secondary level is well catered for and Napier and Heriot-Watt Universities are within easy travelling distance.



Approx. Gross Internal Floor Area 49 Sq M / 524 Sq Ft.



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



Solicitors & Estate Agents

## Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ [mail@neilsons.co.uk](mailto:mail@neilsons.co.uk)

☎ 0131 625 2222

💻 [www.neilsons.co.uk](http://www.neilsons.co.uk)

### Head Office

138-142 St John's Road  
Edinburgh  
EH12 8AY

### Property Department

162 St John's Road  
Edinburgh  
EH12 8AZ

### City Centre

2a Picardy Place  
Edinburgh  
EH1 3JT

### South Queensferry

37 High Street  
South Queensferry  
EH30 9HN

### Bonnyrigg

72 High Street  
Bonnyrigg  
EH19 2AE

