NEILSONS

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Fixed Price

£445,000

35 Fairley Crescent

Corstorphine | Edinburgh | EH12 OBE

Immaculately presented throughout, this stunning Miller Homes 'Leawood' detached villa forms part of the sought after West Craigs Village development. Offering beautifully proportioned accommodation finished to a high specification, the property is complemented by a garage, private gardens and a stylish contemporary interior, making it an ideal family home in a well connected location close to excellent amenities, transport links and green spaces.

- 4 bedrooms
- 1 public room
- 2 bathrooms plus WC
- Front and rear gardens
- Garage & driveway
- EPC rating – B
- Council tax band - F

Description

In true move in condition, you enter the property and to your right is an elegant lounge with useful understair storage, providing a comfortable place to relax. To the rear, the modern dining kitchen is fitted with a range of wall and base units with co-ordinated worktops and enjoys direct access to the garden, creating a seamless indoor and outdoor space for everyday living and entertaining. A separate utility room offers additional storage and also has a door to the garden, while a convenient WC completes the ground floor. Upstairs, the generous principal bedroom features built-in wardrobes and an en-suite shower room with a double shower cubicle. There are three further bedrooms, one of which is currently arranged as a dressing room with ample built-in wardrobes, along with a family bathroom fitted with a crisp white suite and heated towel rail. Further benefits include gas central heating, double glazing and solar panels.

Extras

Included in the sale will be the gas hob and electric oven, and integrated fridge/freezer and dishwasher.

Gardens and Parking

A neatly manicured front lawn creates an inviting first impression, while to the rear is a fully enclosed private garden, laid to lawn with a patio area, offering an ideal space to make the most of the warmer months. There is an integral garage with an up and over door, power and light, a driveway for off street parking, and additional on street parking is also available.

Factoring

The communal grounds around the development are maintained by Hacking & Paterson at a cost of approximately £30 per quarter.

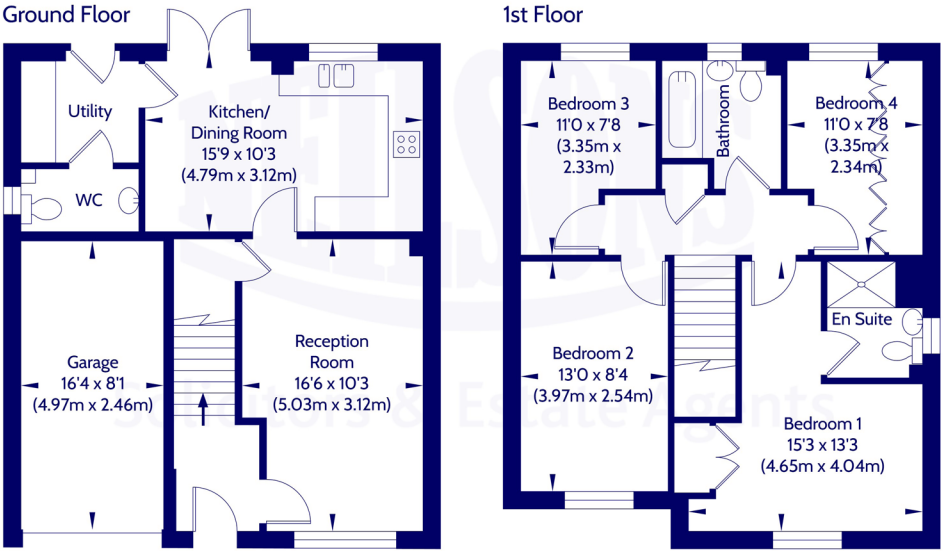
Viewing

By appointment through Neilsons (0131 625 2222).

Location

Fairley Crescent is located in the modern development of West Craigs Village which is creating a whole new community with a nursey and primary school, large areas of green space and parklands, a number of walking and cycle routes, and a proposed café and health centre. Within the wider area of Corstorphine, many local shops and services are on hand with a Tesco Extra superstore within easy reach. The Gyle Shopping Centre and Hermiston Gait Retail Park offer a varied range of high street named stores. The area enjoys many leisure and recreational facilities, which include local parks, health clubs, Corstorphine Hill, Cammo Estate, The Water of Leith and Edinburgh Zoo. The area is very well served by local public transport to the city centre and surrounding areas. The location enjoys ease of access to the City By-Pass linking the main Scottish motorway network system and Edinburgh International Airport.

Approx. Gross Internal Floor Area 98 Sq M / 1059 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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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.

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

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