










Offers Over
£295,000

7 West Fairbrae Drive

Saughton | Edinburgh | EH11 3SY

This immaculately presented three-bedroom, modern townhouse with an integral garage boasts a stylish contemporary interior throughout and offers fine views of Corstorphine Hill and the Pentlands. Spanning three floors, the generously proportioned and light-filled accommodation is exceptionally versatile and flexible, making it adaptable to suit a variety of individual needs. The property is within easy reach of great local transport options along with access the main commuter network.

-  3 Bedrooms
-  2 Public Rooms
-  3 Bathrooms
-  Garage and Driveway
-  Front and Rear Gardens
-  EPC Rating – C
-  Council Tax Band - F



Description

The ground floor offers a spacious hallway with ample storage, providing convenient access to the garage. This level includes a well-appointed shower room featuring a toilet and a shower cubicle. A generous double bedroom on this floor boasts glass doors that open directly to the rear garden, creating a seamless indoor-outdoor living experience. Adjacent to the bedroom is a utility room equipped with plumbing, ideal for laundry and additional storage needs. Ascending to the middle floor, you'll find a large reception room illuminated by two windows that overlook the rear garden, enhanced by modern downlights. This floor also features an inner hallway with additional storage space, leading to a well-designed kitchen. The kitchen is equipped with both wall and base units, providing ample storage and workspace, and includes a dining area perfect for family meals. A Juliet balcony off the dining space allows for fresh air and natural light to fill the room. The top floor comprises a luxurious principal bedroom with ample built-in wardrobes and a rear aspect, offering privacy and tranquillity. This bedroom benefits from an ensuite bathroom, providing convenience and comfort. Additionally, there is a further double bedroom on this floor, complete with a walk-in wardrobe, ensuring plenty of storage space. A family bathroom, featuring a toilet, sink, and an electric shower over the bath, serves this bedroom and adds to the functionality of the top floor.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens, Garage & Driveway

To the front of the property is a monoblock private driveway leading to an integrated garage, further parking bays are available on street for visitors. The rear garden is fully enclosed with a deck and well maintained artificial turf for an easy low maintenance family friendly space.

The property further benefits from a factor to maintain the common areas, this is Hacking & Paterson with a quarterly charge at approx. £25 per quarter.

Viewing

Please contact Neilsons on 0131 625 2222.





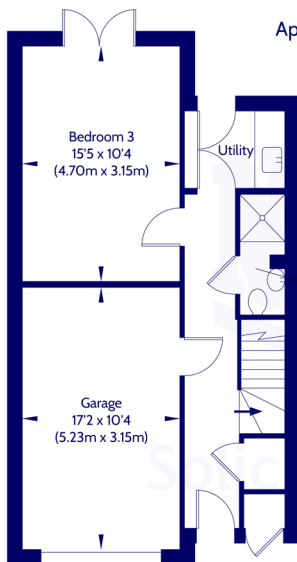
Location

The property is situated in the Saughton area of Edinburgh, located to the west of the City Centre. This property is conveniently positioned near shops that cater to the local community, with additional retail options, banks, building societies, and postal services available in nearby Sighthill and Corstorphine. The Gyle shopping complex is also within easy reach. The area offers excellent educational facilities, with Broomhouse and St. Joseph's primary schools within walking distance, and schooling options available from nursery to senior level. An efficient public transport network serves the area, providing access to most parts of the city and surrounding regions. Additionally, the City Bypass and main motorway networks are easily accessible, enhancing connectivity further.

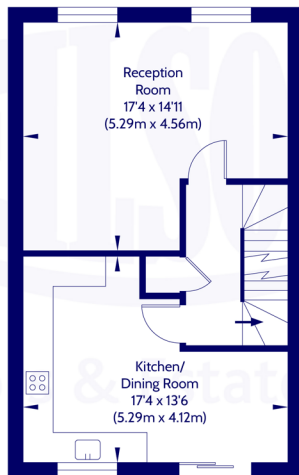




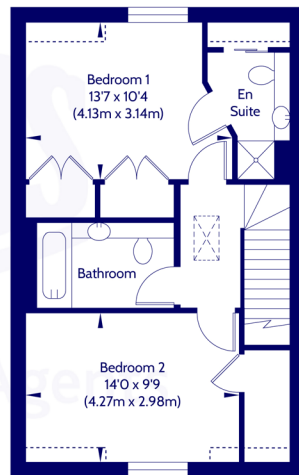
Approx. Gross Internal Floor Area 128 Sq M / 1377 Sq Ft.



Ground Floor



First Floor



Second Floor

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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