



13/3 Fairbrae, Saughton, Edinburgh, EH11 3GY

Light and Tastefully Presented, Two-Bedroom, Second-Floor, Dual-Aspect Flat

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Property Description

Light and tastefully presented, two-bedroom, second-floor, dual-aspect flat, forming part of a leafy, factored, residential, development. Conveniently located in the popular Saughton area, to the west of Edinburgh city centre.

Comprises an entrance hall, an open-plan living/dining room and kitchen, two double bedrooms and a shower room.

Highlights include a modern fitted kitchen, with appliances, a stylish bathroom and high-quality, hardwood flooring. In addition, there is double glazing, electric heating and good storage provision.

The development has a secure entry system, extensive, well-maintained, communal grounds and ample, unrestricted, residential parking.

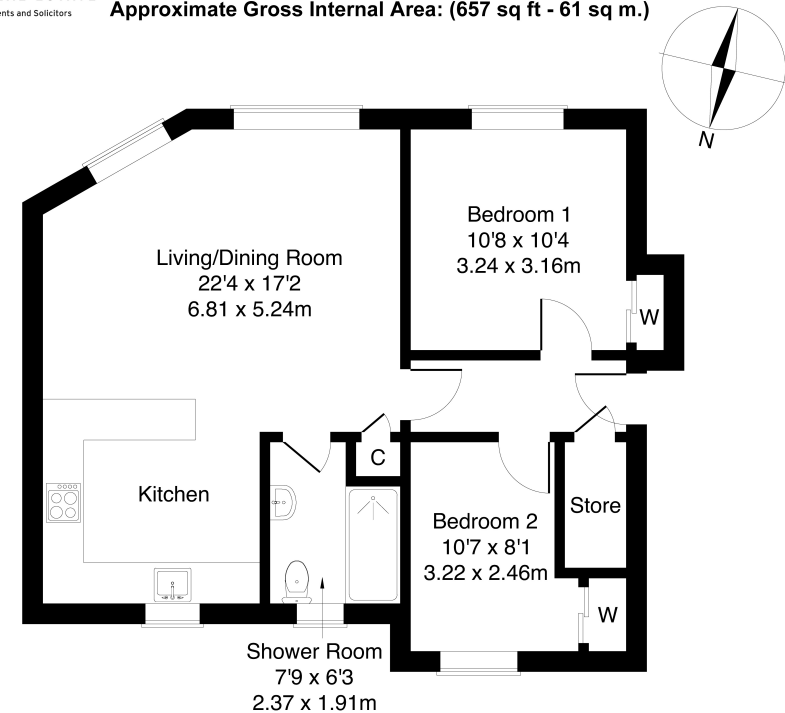
A welcoming entrance hall, with a large storage cupboard, is finished with light, neutral decor and hardwood flooring, which continues into an open-plan kitchen/living/dining room. Filled with natural light from generous glazing, the well-proportioned space offers flexibility for both lounge and dining furniture and includes a contemporary, gloss white kitchen, zoned by a breakfast bar. Complemented by granite-effect worktops and tiled splashbacks, appliances include an integrated oven, an induction hob, a stainless-steel canopy, a freestanding fridge/freezer and a washing machine.

Set to either aspect, two double bedrooms maximise space with integrated wardrobe storage whilst, completing the accommodation, a naturally-lit shower room comprises a large shower cubicle, a two-piece suite, vanity storage and tiled splash walls and flooring.

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Approximate Gross Internal Area: (657 sq ft - 61 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Saughton, a long-established western residential suburb of Edinburgh, offers plenty of local amenities and a selection of supermarkets within a short radius, including a large Sainsbury's at nearby Longstone. The Gyle and Hermiston Gait retail parks are both within easy reach, with a range of local shops on Saughton Road North and at nearby Corstorphine. There

is easy commuting into the city by bus or tram, with the city bypass and major trunk routes also readily accessible. Well-regarded local schools and further education establishments cater for all levels, and several leisure centres and gyms lie within close proximity, with a number of parks, including Union Park, also serving the area.





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