



## 12/3, Fairbrae, Edinburgh, EH11 3GY

Light & Beautifully Presented, One-Bedroom, First-Floor, Dual-Aspect Flat

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# Property Description

Light and beautifully presented, one-bedroom, first-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 hallway, a living/dining room, a kitchen, a double bedroom and a bathroom.

Highlights include a fitted kitchen with appliances, a bright modern bathroom and contemporary flooring. In addition, there is double glazing, electric heating and good storage provision, including a walk-in hall store.

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

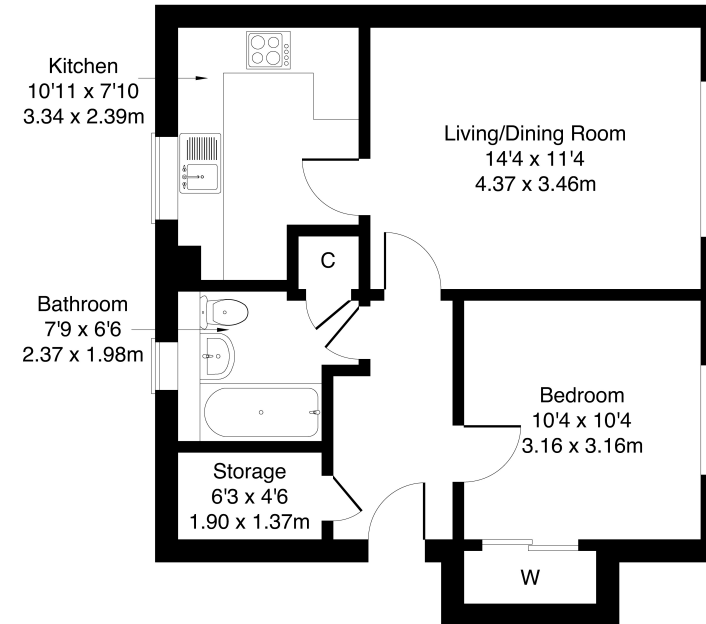
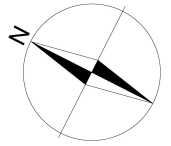
The entrance hall provides access to all rooms and includes a useful storage cupboard just inside the door. Set to the rear, the living and dining room is a bright and well-proportioned space with wood-effect flooring, a central light fitting and a large window allowing for plenty of natural light. There is ample room for both lounge and dining furniture, making it ideal for relaxing or entertaining. Adjacent to the living area, the fitted kitchen features tiled effect flooring, stone effect worktops, a tiled splashback and a sink with a drainer. Appliances include a fridge freezer, washing machine, integrated oven and an electric hob with canopy above.

Positioned to the front, the bedroom is a generous double with carpeted flooring, a central light fitting and a built-in wardrobe with mirrored sliding doors. There is additional space for freestanding furniture if required. Completing the property, the fitted three-piece bathroom includes wood-effect flooring, a tiled splashback surround, a built-in storage cupboard and a shower over the bath.



**12/3 Fairbrae, Edinburgh, EH11 3GY**

Approximate Gross Internal Area: (517 sq ft - 48 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 well-established western suburb of Edinburgh, offers a variety of local amenities and several supermarkets nearby, including a large Sainsbury's at Longstone. Residents also benefit from easy access to the Gyle and Hermiston Gait retail parks, alongside local shops on Saughton Road North and in Corstorphine. Excellent transport connections

include frequent buses and tram services into the city, plus convenient access to the city bypass and major trunk roads. The area is served by well-regarded schools and further education options for all levels. Leisure facilities nearby include several gyms and leisure centres, while parks such as Union Park provide ample outdoor space.







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0345 646 0208

[sales@mov8realestate.com](mailto:sales@mov8realestate.com)

[www.mov8.com](http://www.mov8.com)

## Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

## Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



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