

14/3 West Fairbrae Drive

SIGHTHILL, EDINBURGH, EH11 3SY



*SPACIOUS ONE BEDROOM FLAT IN
EDINBURGH'S SIGHTHILL AREA*



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McEwan Fraser Legal is delighted to present this generously proportioned one-bedroom flat, forming part of an well maintained factored modern development situated in the popular residential area of Sighthill/Saughton with communal garden grounds, residents' parking and superb transport links close at hand.

This property benefits from south facing views to the Pentland Hills and has been decorated neutrally throughout. It offers a spacious and light filled living space with a contemporary style interior with ample space provided within the public room for both seating and dining furniture.

The breakfasting kitchen is well equipped and a range of fitted units provides plenty of storage as well as integrated dishwasher and a washing machine. The double bedroom also benefits from a built-in wardrobe. The welcoming hallway has excellent storage and the contemporary bathroom with shower over bath completes the accommodation.





KEY PROPRTY FEATURES

- Modern Factored Development
- Hallway with excellent storage
- Living/dining room with Juliet balcony
- Breakfasting kitchen with integrated oven, hob and dishwasher.
- Double bedroom with built-in wardrobe
- Bathroom with shower over bath
- Double glazed
- Gas central heating
- Security entry phone system
- Residents' parking
- Landscaped communal gardens with outside storage shed

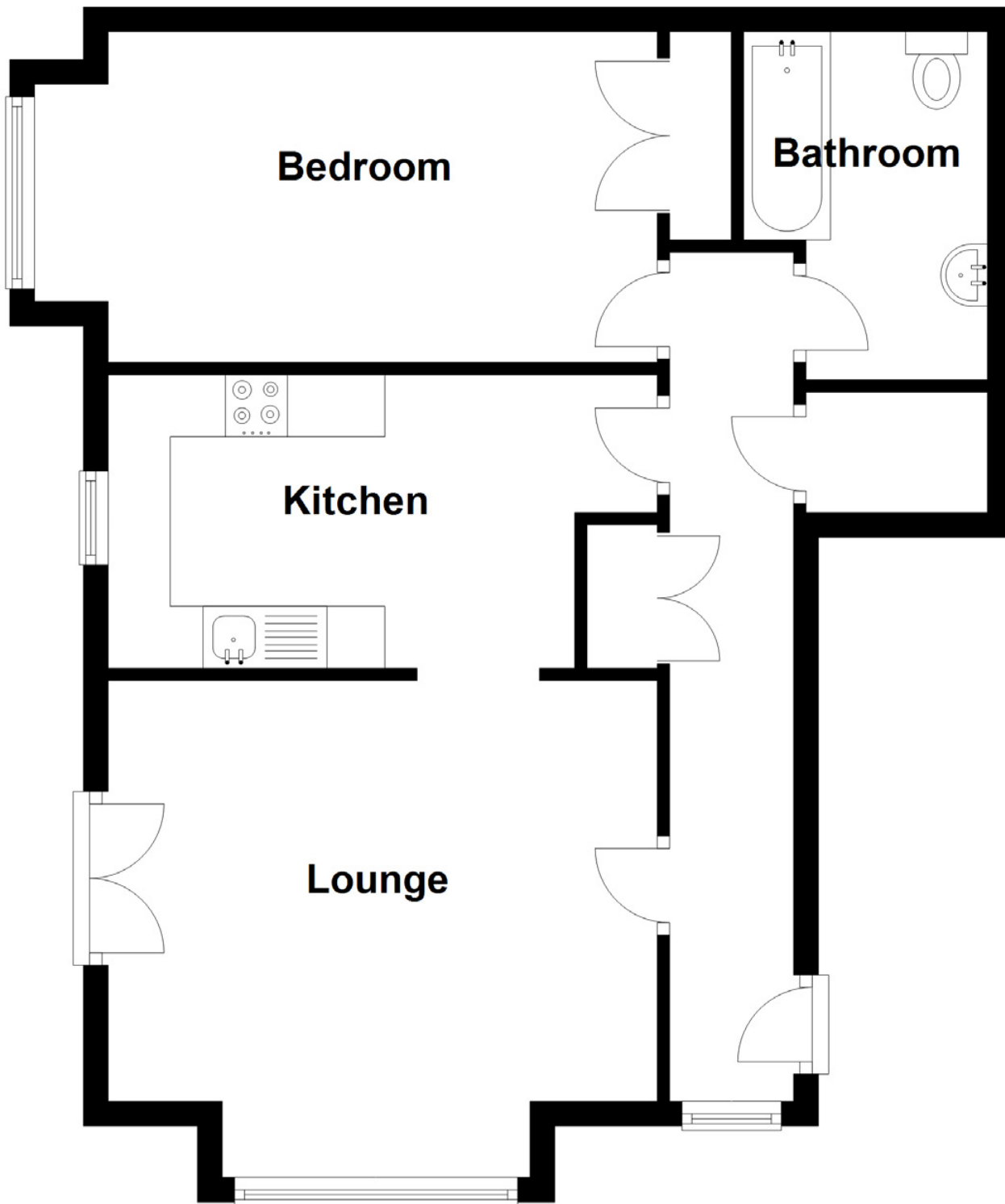




The Bedroom







Approximate Dimensions

(Taken from the widest point)

Lounge	4.43m (14'6") x 4.00m (13'2")
Kitchen	4.43m (14'6") x 2.37m (7'9")
Bedroom	5.02m (16'6") x 2.67m (8'9")
Bathroom	2.81m (9'3") x 1.97m (6'5")

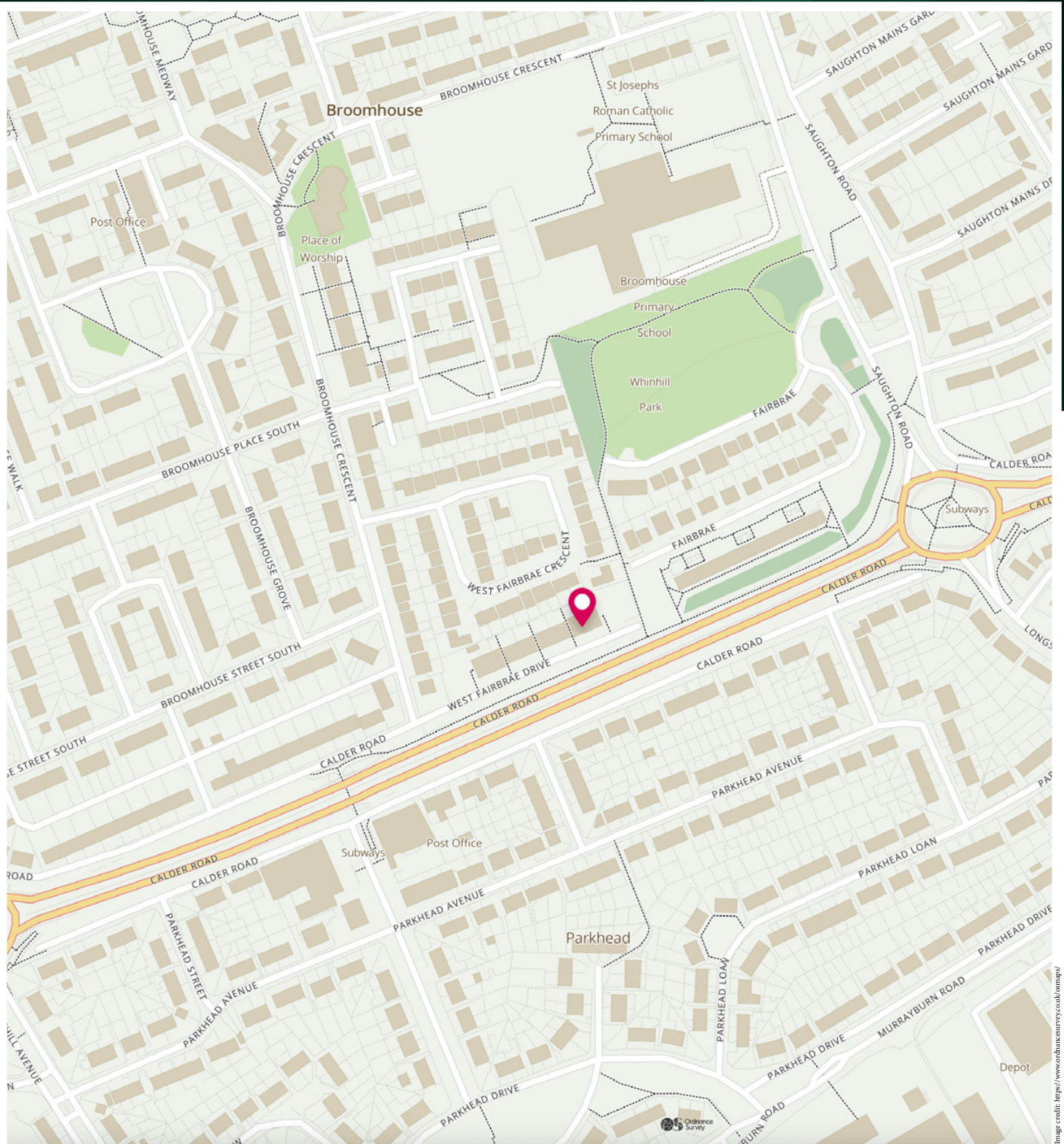
Gross internal floor area (m²): 51m²

EPC Rating: C



The property further benefits from gas central heating, double glazing and there is an external storage shed. This property will hold great appeal to first time buyers and buy to let investors. Early viewing is recommended!





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