



RALPH SAYER
SOLICITORS & ESTATE AGENTS

17 West Fairbrae Crescent

Broomhouse, Edinburgh, EH11 3SX

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This modern three-bedroom semi-detached house enjoys a quiet situation, just four miles from the heart of Edinburgh, with convenient proximity to rail links and major roads leading out of the city and to the nearby airport. It offers a spacious family home with connected areas for relaxation, cooking, and dining, as well as a bathroom, an en-suite shower room, and a third WC. There is a secure south-facing rear garden boasting an elevated wooden deck accessed from the kitchen, a private driveway, and an attached single garage. The property is ready for its new owners and, now requiring some updating, provides an appealing opportunity to style the interior to one's tastes.

Extras: All fitted floor and window coverings and light fittings are included in the sale.



Property Summary

- Peaceful suburban address
- Modern semi-detached house
- Entrance hall with WC
- Bright and spacious living room
- Sunny dining kitchen with garden access
- Principal suite with storage and shower room
- Two further bedrooms (one with storage)
- Family bathroom
- South-facing secure rear garden with a wooden deck
- Private driveway and attached single garage
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £310,000







A bright living room with
access to a sunny dining
kitchen with garden access







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Let us help you find your next
dream property!



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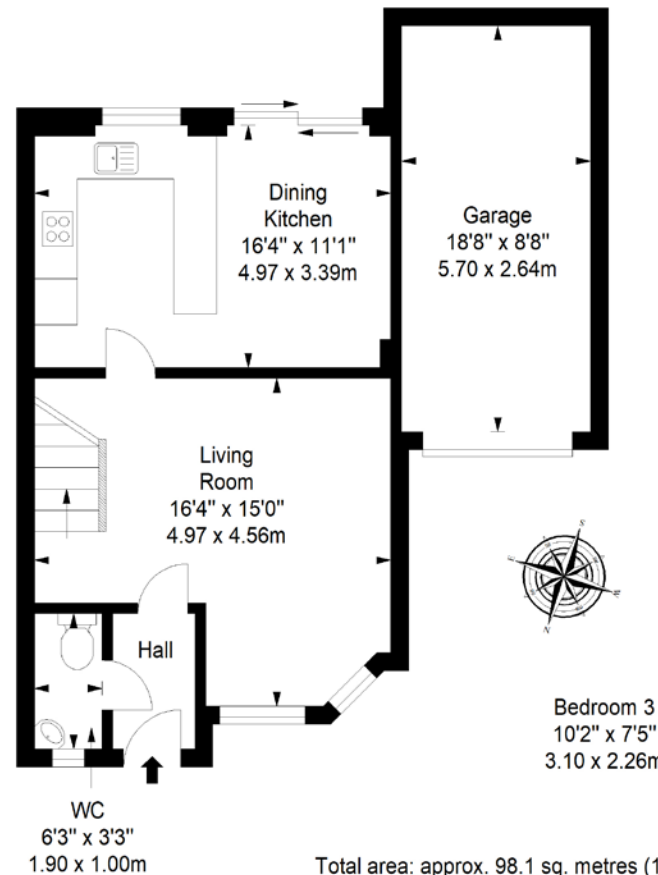
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

CHARTERED FIRM

DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 57.3 sq. metres (616.8 sq. feet)



First Floor
Approx. 40.8 sq. metres (439.2 sq. feet)

