

13/5 Fairbrae

SAUGHTON, EDINBURGH, EH11 3GY



*BRIGHT TOP-FLOOR TWO-BEDROOM
FLAT WITH DUAL-ASPECT LIVING SPACE*



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McEwan Fraser Legal is delighted to present this bright and well-proportioned two-bedroom top-floor flat, forming part of an attractive modern development in the ever-popular Saughton area. Set within a peaceful, leafy setting, the property enjoys well-maintained communal grounds and private residents' parking, making it an excellent choice for first-time buyers, professionals, and investors alike.

The property is accessed via a secure entry system and a well-kept communal stair, leading to a welcoming entrance hallway with excellent built-in storage. The flat is presented in fresh, neutral décor throughout, creating a move-in-ready home with a clean and contemporary feel.

The main living space is a particularly appealing room, positioned on a corner to benefit from dual-aspect windows that flood the space with natural light and offer open, leafy views. There is ample room for both lounge and dining furniture, making it a versatile and sociable space suited to modern living.





The kitchen sits just off the living area and is fitted with a full range of contemporary units, complemented by contrasting worktops and splashback. The hob and oven are integrated, while space is provided for a range of freestanding appliances.





There are two generous double bedrooms, both offering comfortable proportions and fitted mirrored wardrobes, maximising usable floor space. The neutral finish continues into these rooms, allowing buyers to personalise with ease.





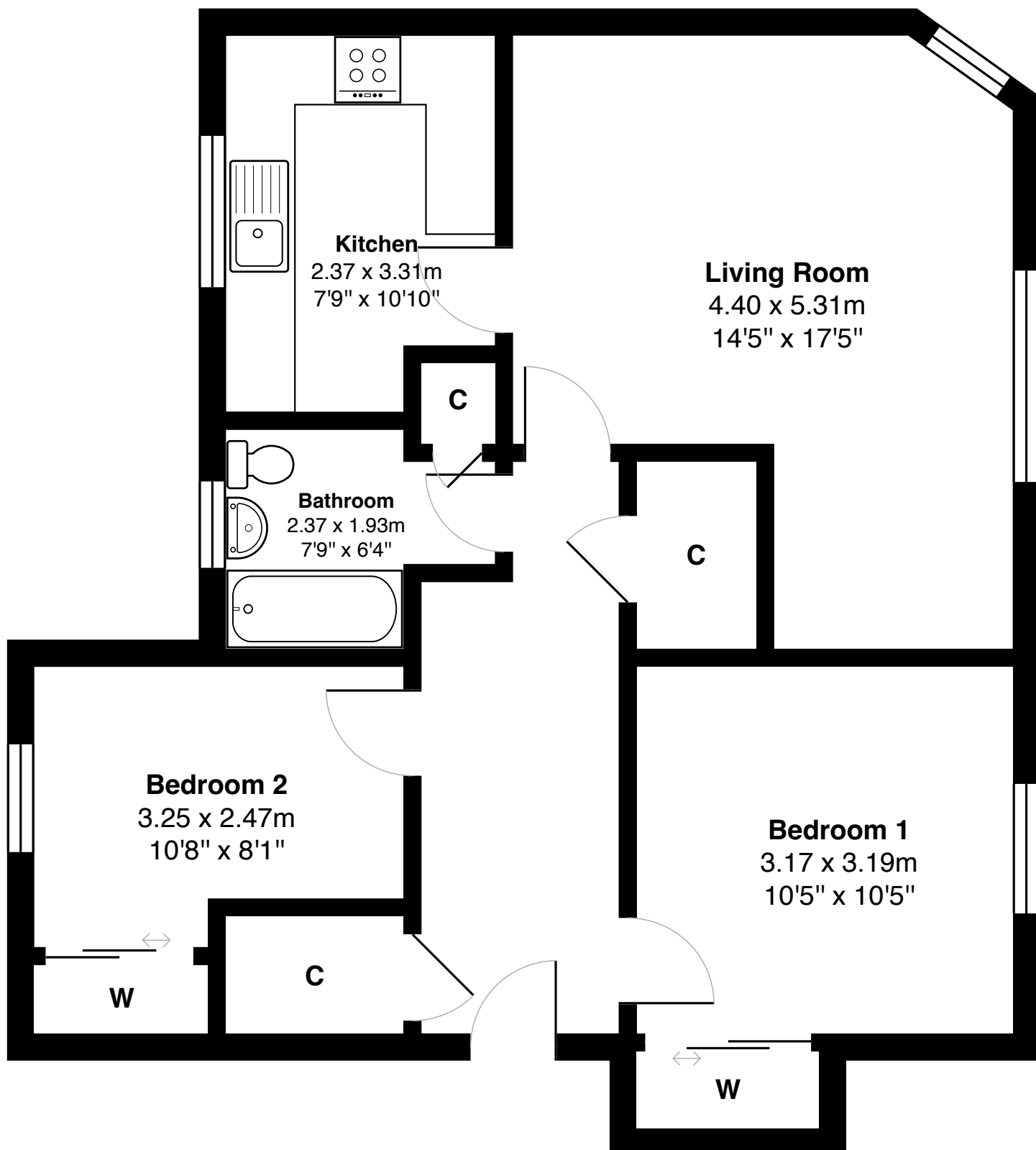
Bedroom 2





The accommodation is completed by a bright bathroom fitted with a three-piece suite, including a bath with overhead shower.





Gross internal floor area (m²): 63m²

EPC Rating: C

Further benefits include double glazing and electric heating, ensuring comfort throughout the year. Externally, residents enjoy access to well-maintained communal gardens and a private car park.

This is a fantastic opportunity to secure a modern, low-maintenance home in a well-connected part of Edinburgh, with excellent access to the city centre, tram links, and a wide range of local amenities.





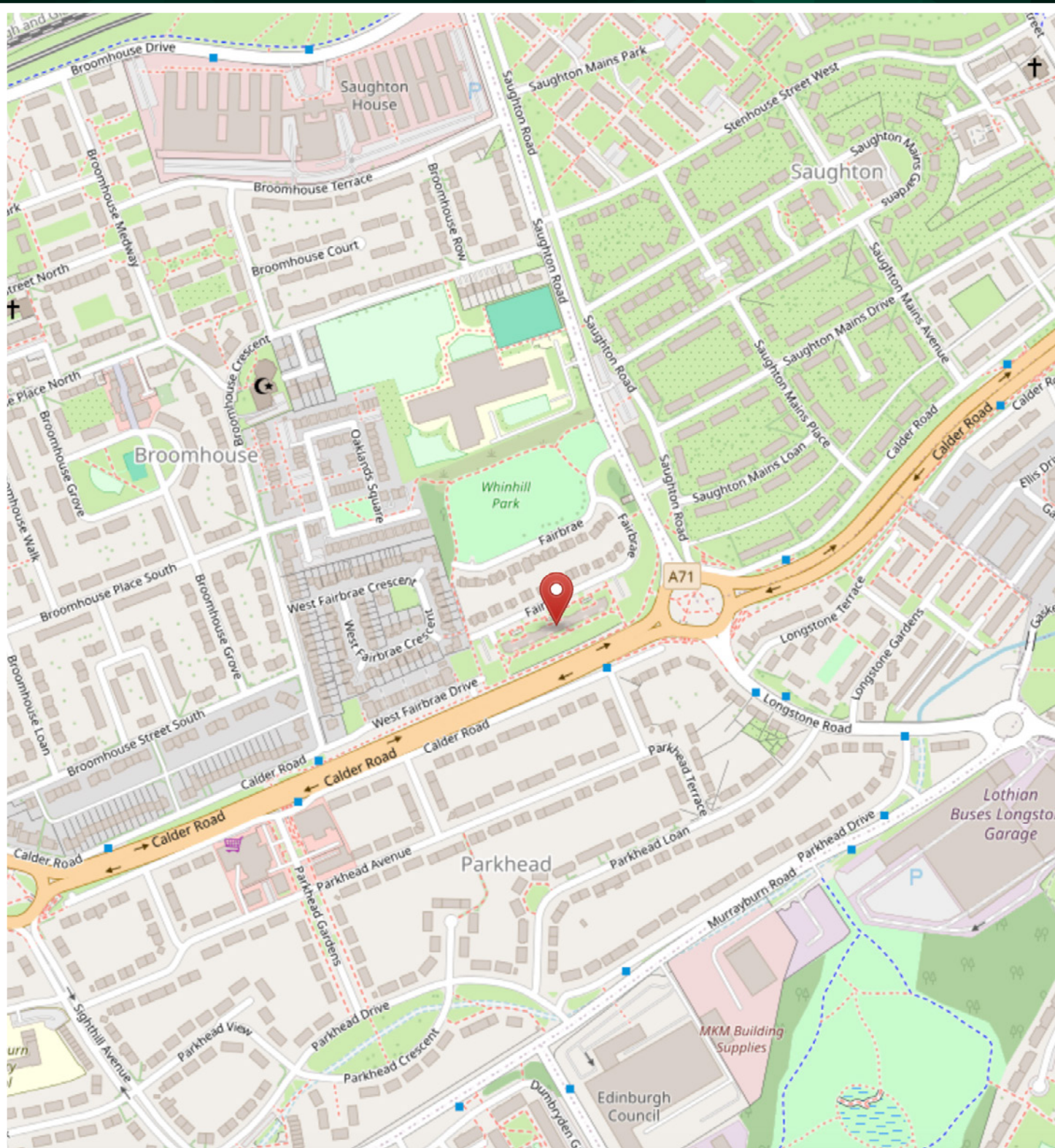
Fairbrae sits within a quiet, modern development in Saughton, a well-established residential area west of Edinburgh city centre, offering convenience, green space, and strong local amenities.

Transport links are superb, with regular buses and nearby tram stops at Balgreen and Saughton providing efficient routes to Edinburgh Airport and the city centre. The City Bypass is also easily accessible, connecting to the central motorway network.

Everyday amenities include supermarkets, shops, and services at Gorgie, Chesser, and Westside Plaza. For leisure, Saughton Park offers landscaped gardens, walking paths, a café, and sports facilities, while the Water of Leith walkway provides scenic walking and cycling routes. Gyms and sports centres are also nearby.

The area is well placed for schooling at all levels, making it attractive to first-time buyers, professionals, and those downsizing. Fairbrae offers modern living in a convenient, well-connected location with a strong sense of community and access to outstanding local amenities.

The Location



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Exchange
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