



59 Fair-a-Far,
Edinburgh
EH4 6QB

cameron stephen
solicitors & estate agents



accommodation

- Entrance hall
- Sitting room / dining room
- Family room
- Fitted kitchen / breakfastroom
- 3 Double bedrooms
- Bathroom
- Shower room
- Garage with storage above

features

- Family accommodation
- Private garden to rear
- Gas central heating
- Double glazing
- Excellent location
- Freshly decorated
- Laminate flooring.

description

This is an attractive terraced villa which has been extended to the rear. The property offers good sized contemporary accommodation over two floors which comprises, on the ground floor, entrance hall, superb kitchen/breakfastroom, family room/home office, 2 double bedrooms and a shower room. On the upper floor there is a large sitting room, master bedroom with fitted furniture and a bathroom with Jacuzzi bath. The property benefits from an abundance of natural daylight, including a feature floor-ceiling window to the staircase, gas central heating, double glazing and a fully enclosed rear garden. Overall, this is a superb family home, in a popular residential location, which must be viewed to be fully appreciated.

further information

EPC Band: D

Home Report Value £330,000

Items to be included: Kitchen appliances, flooring, light fittings and bedroom furniture.

asking price & viewing arrangements

For information on the asking price and viewing arrangements, please contact us on 0131 555 1234 or visit our website at www.cameronstephen.co.uk



Ground Floor
54.0 sq.m. approx.



1st Floor
41.0 sq.m. approx.



TOTAL FLOOR AREA: 95.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of items, fixtures, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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