



Deans Properties

Deans Solicitors and Estate Agents LLP



47a Caiystane Gardens

Fairmilehead, EH10 6TD



GROUND FLOOR FLAT

- Living Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Shared Front & Rear Gardens
- Driveway
- Double Glazing
- EPC Rating – E

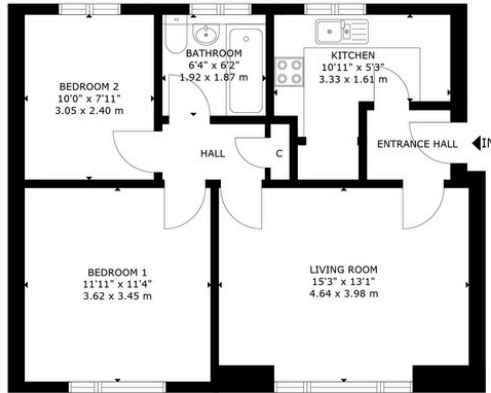


This bright and well-proportioned ground floor flat forms part of an established development in Fairmilehead within easy reach of excellent amenities and with great transport links to the city centre and City Bypass. The accommodation comprises; spacious, south-facing living room, separate kitchen, two good-sized double bedrooms and modern bathroom with shower over bath. There are shared gardens to the front and rear and a garage provides convenient off-street parking. The property is fully double glazed and has electric storage heaters. Included in the sale are the fitted floor coverings, cooker, hood and washing machine. All appliances included above are sold as seen with no warranty provided.





GROUND FLOOR



47A CAIYSTANE GARDENS, EDINBURGH, EH10 6TD
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 591 SQ FT / 55 SQ M
 GARAGE 128 SQ FT / 12 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

Copyright © Nest Marketing
 www.nest-marketing.co.uk

Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Scottish Standard Clauses.

Deans Properties

Deans Solicitors and Estate Agents LLP



0131 667 1900

mail@deansproperties.co.uk

www.deansproperties.co.uk