



**66 Caiystane Gardens
Edinburgh, EH10 6SY**

deans 
Solicitors & Estate Agents LLP



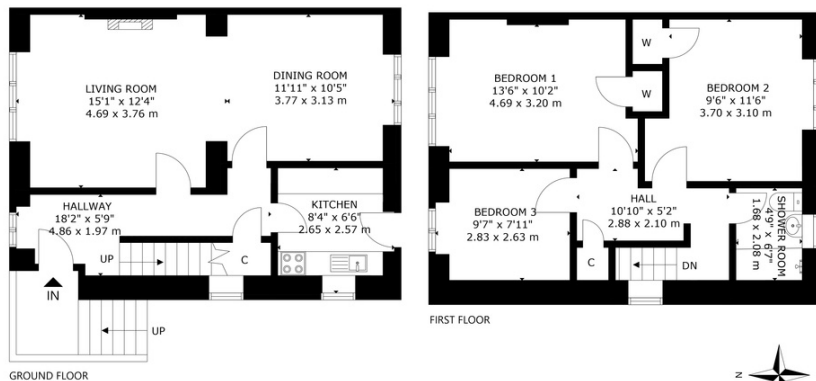
SEMI DETACHED VILLA

- Living Room
- Dining Room
- Kitchen
- Three Bedrooms
- Shower Room
- Electric Heating & Double Glazing
- Private Gardens to Front & Rear
- Summerhouse
- On-Street Parking
- EPC Rating - F

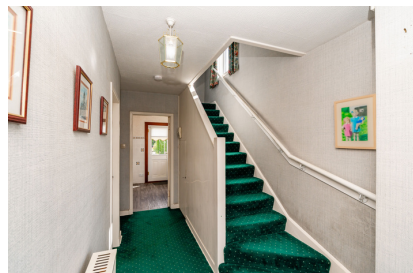


Forming part of a quiet residential area, this bright and spacious semi-detached villa is located in the highly desirable neighbourhood of Fairmilehead. The property is ideally positioned close to a range of local amenities and within easy reach of both primary and secondary schools. The City Bypass is just a short drive away, providing convenient access north and south, while regular public transport offers quick and easy links to the City Centre. Requiring upgrading and modernisation, the accommodation offers excellent potential to create a superb family home. The layout comprises an entrance hall, a generous dual-aspect living/dining room, and a fitted kitchen with direct access to the rear garden. Upstairs, the property offers three well-proportioned bedrooms and a modern walk-in shower room. Externally, the home benefits from private gardens to the front and rear, with the rear garden also featuring a charming summerhouse. Additional benefits include on-street parking, electric heating, and double glazing. Included in the sale are the fitted carpets and floor coverings, cooker, washing machine and fridge-freezer. All included appliances are sold as seen with no warranty provided.





66 CAIYSTANE GARDENS, EDINBURGH EH10 6SY
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,076 SQ FT / 100 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 
 Solicitors & Estate Agents LLP

Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk