



21 Caiystane Terrace, Edinburgh, EH10 6SR

*Attractive three-bedroom semi-detached family home with front & rear gardens and driveway*

URQUHARTS  
EDINBURGH





## DESCRIPTION

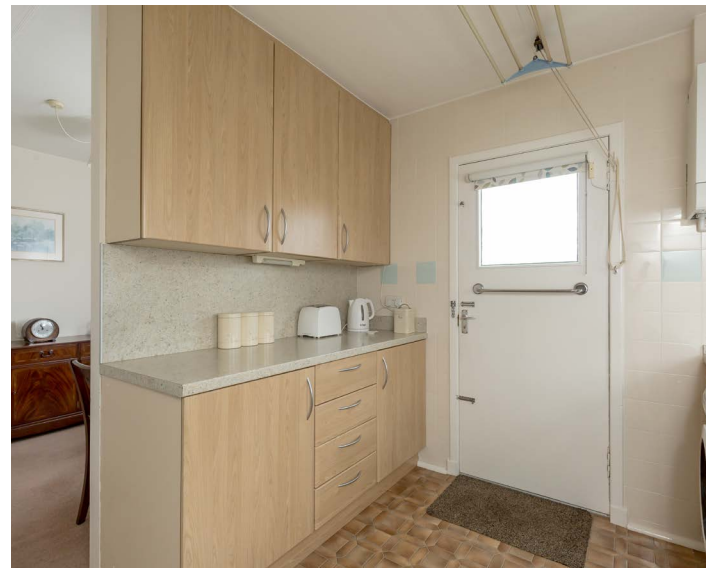
21 Caiystane Terrace is an attractive, well-proportioned three-bedroom semi-detached villa with private front and rear gardens and driveway situated in the popular residential area of Fairmilehead. The location is superb with excellent local amenities and schools and is a convenient distance from the city centre & surrounding areas. The property offers fantastic renovation potential (subject to local authority consents).

Entrance hall; bright living room overlooking the south-facing front garden with stunning views towards the Pentlands; open plan dining room / kitchen to the rear; fitted kitchen with wall and base units, appliances and direct access to the rear garden; three good-sized bedrooms; and a bathroom with three-piece suite.

## ACCOMMODATION

Entrance hall. Living room. Dining room. Kitchen. Three double bedrooms. Bathroom.

Gas central heating. Double glazing. Well-maintained private front and rear gardens, with the north-facing rear garden mainly laid to lawn with mature borders, patio area and garden shed. Driveway for several cars.



## LOCATION

Fairmilehead and neighbouring Swanston are quiet and popular residential areas situated a few miles south of the City Centre. There are excellent local amenities including a large Morrison's at Hunters Tryst and Tesco Superstore at Colinton, and nearby Morningside has Waitrose, Marks & Spencer Food Hall, Sainsbury's Local, restaurants, cafes, bars, library, and the Dominion cinema, only a short journey away. Nearby outdoor recreational facilities include The Hermitage of Braid, Blackford Hill, Braidburn Park, and Pentland Hills Country Park with dry ski slope; The Merchants, Mortonhall and Braids golf courses. Catchment schools are Pentland Primary and Firrhill High School, with private schooling nearby including George





Watson's College, George Heriot's School and Merchiston Castle. Napier University campuses at Craiglockhart and Merchiston are also within proximity. Regular buses operate to and from the city centre and surrounding areas, and the City Bypass is within easy reach connecting all major motorway networks north and south, to the east via the A1 to the beaches and championship golf courses of East Lothian, and west to Edinburgh Airport and the Forth Road Bridge/Queensferry Crossing.

### **INCLUDED IN SALE**

All fitted floor coverings, light fittings, curtains & blinds, and kitchen appliances.

### **PRICE AND VIEWING**

For price and viewing arrangements please contact Urquharts 0131 556 2896

### **HOME REPORT**

The Home Report is available at [www.espc.com](http://www.espc.com) or by contacting Urquharts Property on 0131 556 2896 or email: [property@urquharts.co.uk](mailto:property@urquharts.co.uk). All interested parties are advised to view the Home Report prior to viewing the property.

The property has a Council Tax Band E

The property has an Energy Rating Category D

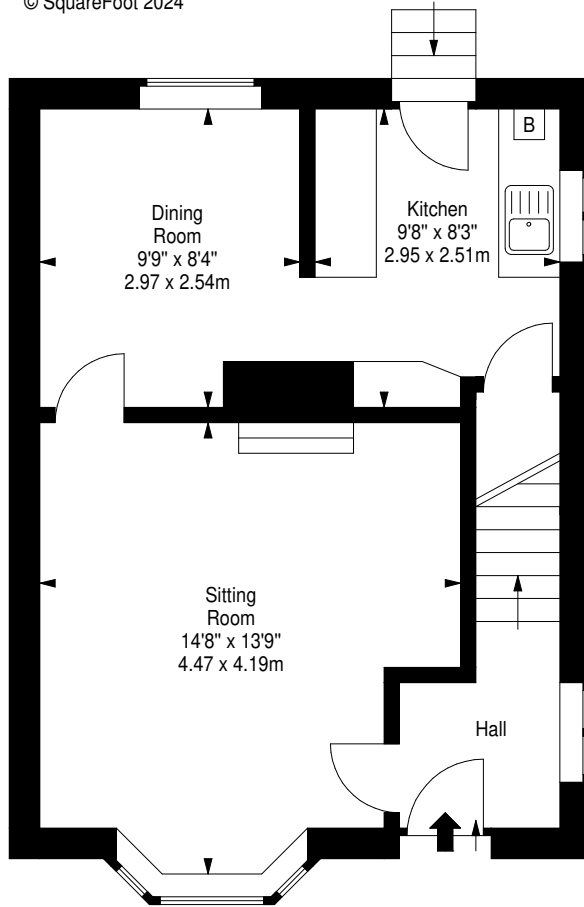




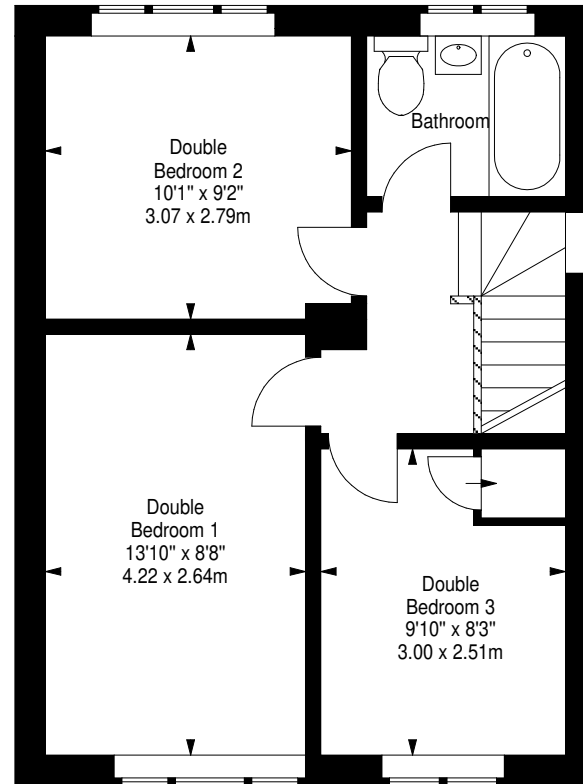
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Approx. Gross Internal Area  
807 Sq Ft - 74.97 Sq M  
For identification only. Not to scale.  
© SquareFoot 2024



Ground Floor



First Floor



#### NOTES

1. Urquharts Property is a division of A & W M Urquhart, Solicitors, 16 Heriot Row, Edinburgh EH3 6HR. Offers should be submitted in Scottish legal form to A & W M Urquhart. Interested parties are advised to instruct their own solicitor to note interest with A & W M Urquhart in order that they may be advised should a closing date be set. The receipt or intimation of a note of interest will not oblige the seller to fix a closing date. The decision to fix a closing date remains at the sole discretion of the seller. The seller shall not be bound to accept the highest, or indeed any offer.

2. Whilst every effort is made to ensure their accuracy, these particulars are purely for guidance only and the contents are not guaranteed in any way.

3. All measurements are approximate and any plans are for guidance only and are not guaranteed.

4. Services, appliances and other items of a working nature have not been checked or tested by the selling agents and no guarantee is given in respect of the condition of the same or in respect of the condition of the property generally.

5. Where the property has been altered, extended or any part renewed or replaced no guarantee is given that this has been carried out in accordance with any applicable regulations or that the necessary consents and permissions are in place.

6. These particulars are not intended to nor will they form part of any contract.

7. A Home Report is available upon request from Urquharts Property – please email [property@urquharts.co.uk](mailto:property@urquharts.co.uk).