



Solicitors & Estate Agents



Offers Over

£365,000

74 Caiystane Gardens

Fairmilehead | Edinburgh | EH10 6SY

This attractive semi-detached house with a generous south-facing garden offers spacious family accommodation in a highly sought-after residential area. Featuring three double bedrooms, a stylish modern kitchen, and open-plan reception space with direct access to the garden, the property provides a perfect balance of comfort and practicality.

-  3 bedrooms
-  2 reception rooms
-  1 bathroom
-  South-facing garden
-  Single garage & on-street parking
-  EPC Rating – D
-  Council Tax Band – E



Description

The property opens to a bright and welcoming hallway with window to the front of the property and under stair storage, also housing the boiler. The reception room, with attractive fireplace and living flame gas fire, flows seamlessly into the dining area, which features French doors to the rear garden, filling the space with natural light. A modern kitchen is fitted with integrated oven, hob, hood, fridge freezer, dishwasher, and washing machine, and provides direct access to the back garden. The upper landing houses a generous storage cupboard and hatch with Ramsay ladder to a part-floored loft, offering excellent additional storage. There are three well-proportioned double bedrooms, two with built-in wardrobes, and a contemporary family bathroom with white suite, over-bath shower, vanity storage, ceramic tiling, large inset mirror and heated towel rail. The property benefits from gas central heating and full double glazing.



Extras

All fitted floor coverings, window blinds, curtain poles, light fittings (not shades) and integrated kitchen appliances are included in the sale. There is a tumble drier in the shed to the side which is available by separate negotiation.

Garden, Garage and Parking

The property boasts a large south-facing rear garden with lawn, patio, and two sheds, both benefiting from power and light. To the rear of the garden lies a single garage with up-and-over door, power and light accessed via a quiet cul-de-sac. The garage is the end terrace, conveniently positioned adjacent to the garden. Ample unrestricted on-street parking is also available.

Viewing

By appointment through Neilsons on 0131 625 2222.





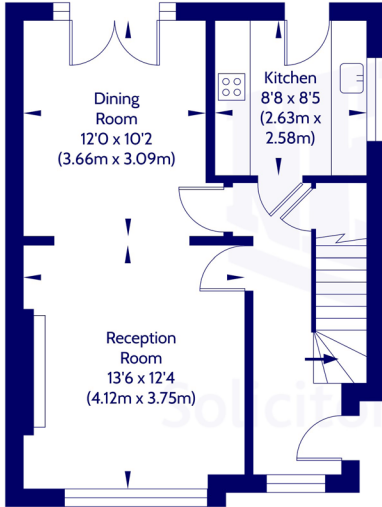
Location

The reputable suburb of Fairmilehead lies to the south of Edinburgh city centre and has long been established as a popular location for families with highly regarded local schools and excellent transport links. Recreational facilities in the area abound with the Pentland Hills Regional Park offering a variety of outdoor pursuits along with Hillend Ski Centre. The Mortonhall Estate offers delightful woodland walks along with an excellent countryside pub/restaurant. A Sainsburys local and Aldi is a short walk away, with Morrisons and Tesco Supermarkets a short drive and nearby Morningside offering a wide selection of highly regarded independent shops and stores. Regular local bus services offer swift access to the city and surrounding area. For those travelling by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network.

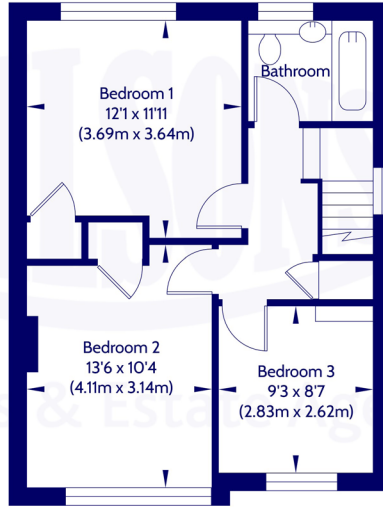




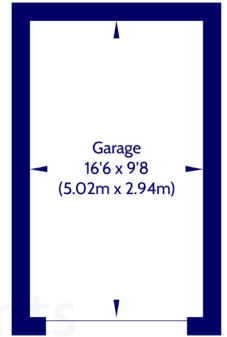
Approx. Gross Internal Floor Area 90.01 Sq M / 969 Sq Ft.



Ground Floor



First Floor



Ground Floor

Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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