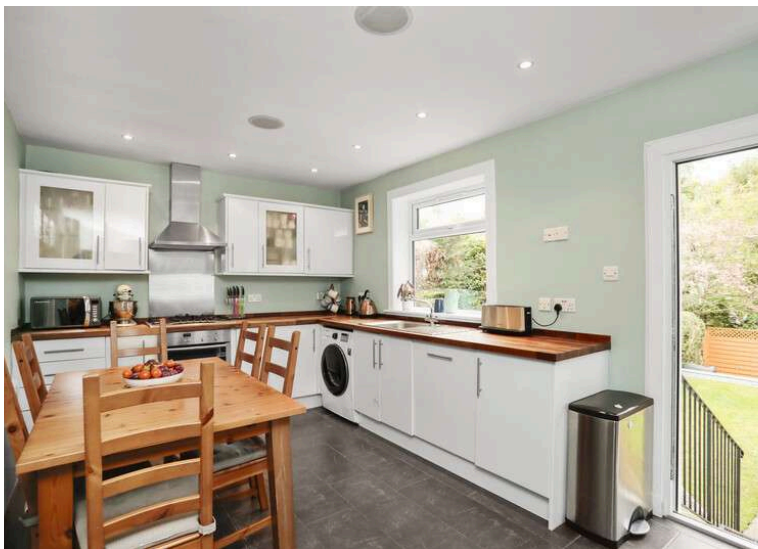
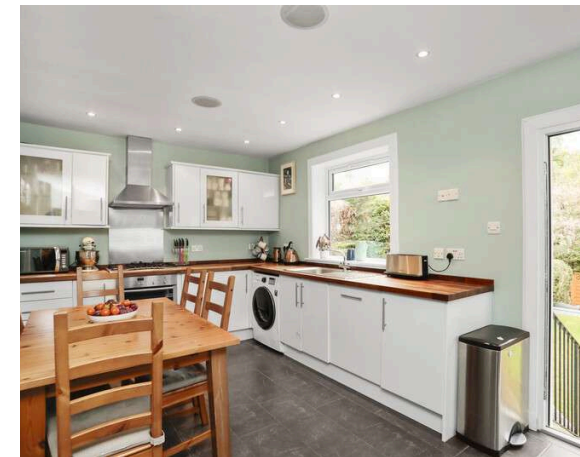




29 Caiystane Gardens, Edinburgh, EH10 6TB

www.mcdougallmcqueen.co.uk



Welcome to Caiystane Gardens, this delightful, well-proportioned semi-detached property offers excellent modern day living, the property further benefits from a converted attic, two double bedrooms, a single bedroom/study along with a fabulous enclosed rear garden with a driveway to the front. Pleasantly positioned in the sought-after Fairmilehead area of Edinburgh close to many local amenities, schooling and swift transport links. We would recommend an early viewing

- Reception hallway.
- Living room featuring a bay window front facing.
- Dining kitchen with a range of wall and base units along with integrated appliances, large storage cupboard.
- Two double bedrooms.
- Single bedroom/study, giving access to the attic room
- Attic room with two Velux windows.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Rear enclosed garden with a cellar area.
- Driveway to the front.



Location

The property is quietly located within the highly regarded residential area of Fairmilehead, approximately four miles to the south of Princes Street. The city bypass is a short drive away, making the area popular with those needing to access the motorway network, while regular bus services are available to the city and surrounding areas. Schooling is well represented at all levels, with the state Pentland Primary, Firrhill High and private Merchiston Castle and George Watson's all available nearby. Local shops are situated on Comiston Road, with supermarket shopping available either at Tesco at Colinton Mains, Morrison's at Hunter's Tryst or Sainsbury's in the Straiton Retail Park. Morningside is approximately two and a half miles to the north and offers an enviable selection of independent shops, as well as a Waitrose and Marks and Spencer Food Hall. Recreational facilities are well catered for in the vicinity, including the Hillend Ski Centre, the Pentland Hills, Craiglockhart Sports Centre and a wide choice of golf courses and walks.

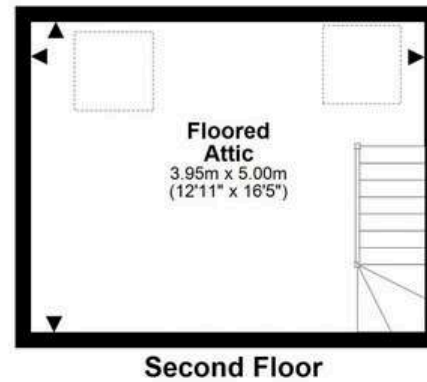
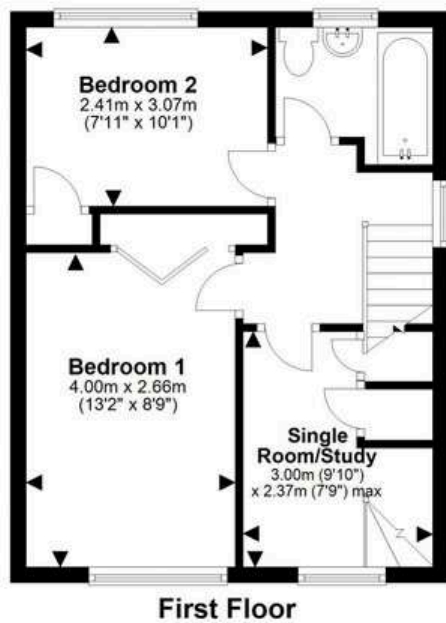
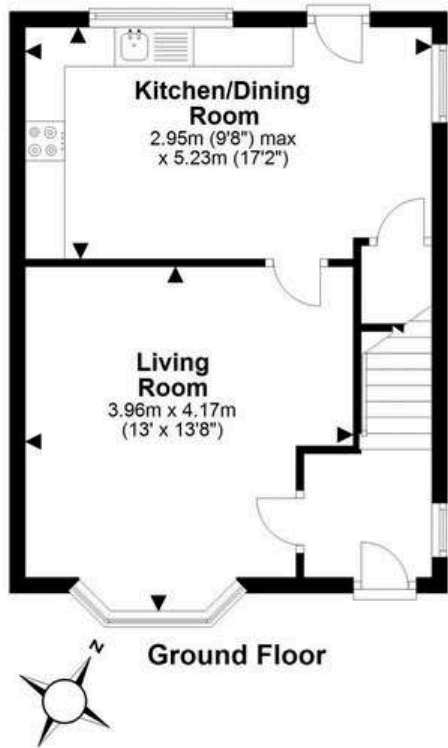
Extras

The integrated kitchen appliances, curtains, blinds and fitted floor coverings are included.

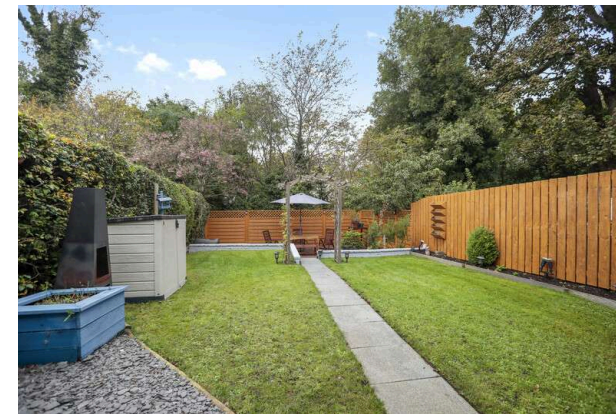
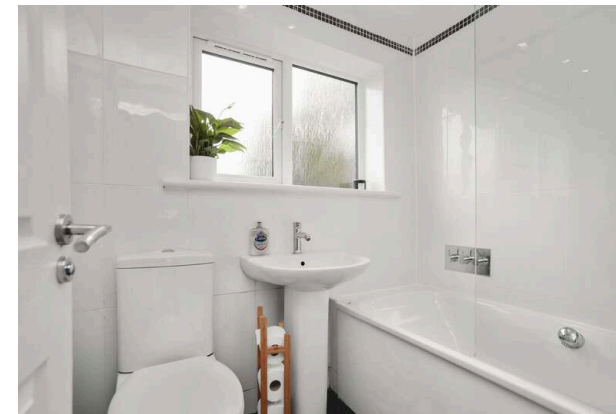
Price & Viewing

For price and viewing information or further details on this property please contact agent.

EPC Band - C



For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.
Plan produced using PlanUp.



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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

