







## Welcome

Welcome to Caiystane Terrace, this well-proportioned, three bedroom semi-detached property offers excellent family sized accommodation, the property further benefits from a single garage and driveway along with fabulous gardens to the front and to the rear. The property is quietly positioned in a cul-de-sac forming part of an established residential estate within the sought-after Fairmilehead area of Edinburgh close to many local amenities, highly regarded schooling and swift transport links. Presented to the market in good order throughout, we would recommend an early viewing

- Welcoming reception hallway.
- Front facing living room, patio doors access the rear garden.
- Dining kitchen equipped with a range of wall and base units along with integrated appliances.
- Three double bedrooms.
- Bathroom comprising WC, wash hand basin, bath with shower over.
- Upper landing, linen cupboard, hatch to attic.
- Gas central heating.
- Double glazing.
- Single garage and driveway.
- Gardens to the front and rear.
- On street parking available.











## Fairmilehead

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

Included in the sale are floor coverings, light fittings, blinds where fitted, oven, hob, extractor, and integrated dishwasher. All integrated appliances and white goods are sold as seen, with no warranty provided. Additional items, including other white goods, may be available by negotiation and are subject to offer.







# Get in touch

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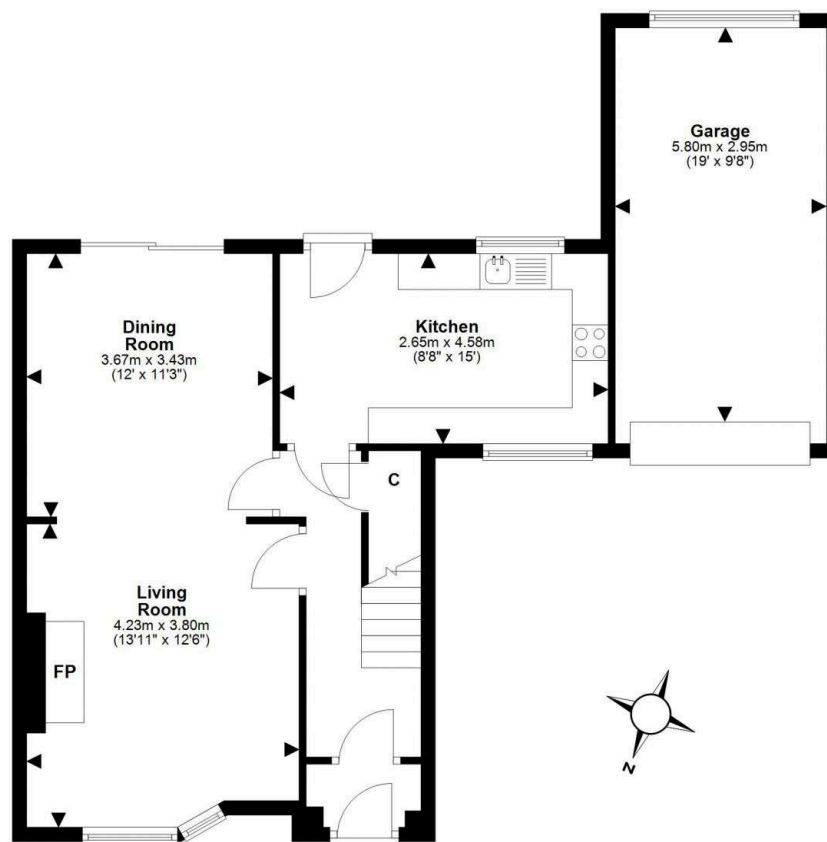
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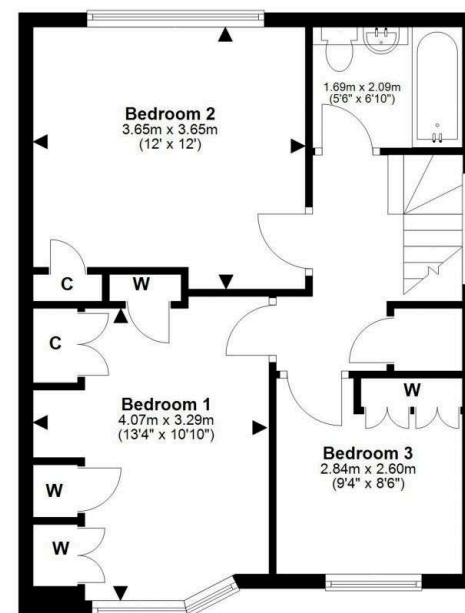


CHARTERED FIRM

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 systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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