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Flat B, 45 Caiystane Gardens

Fairmilehead, Edinburgh, EH10 6TD



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Welcome to

Flat B, 45 Caiystane Gardens

Set in the city's popular Fairmilehead area, within easy driving distance of central Edinburgh and close to local amenities, shops, outdoor spaces, transport links, this ground-floor flat is sure to appeal to a wide range of buyers, including first-time buyers, rental investors, downsizers, city professionals and couples.

Immaculately presented with freshly décor and modern interiors, this flat comprises two spacious bedrooms, a south-facing reception room, an attractive kitchen with fitted units and modern appliances, and a family bathroom. Outside, the development offers buyers access to private residents' garage parking and shared gardens.



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“A sunny main bedroom, a versatile second bedroom and a bathroom with overhead shower”







General Features

- Ground-floor flat in Fairmilehead
 - Part of an established development
 - Immaculately presented modern interiors
 - Central hall with storage
 - Sun-filled living/dining room
 - Modern kitchen with built-in storage cupboard
 - Sunny main bedroom
 - Versatile second bedroom
 - Bathroom with overhead shower
 - Communal grounds
 - Private residents' garage parking
 - Gas central heating
 - Double glazing throughout
 - Council Tax Band - C
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Extras: All fitted floor and window coverings, light fittings, and integrated appliances are included in the sale.

Fairmilehead

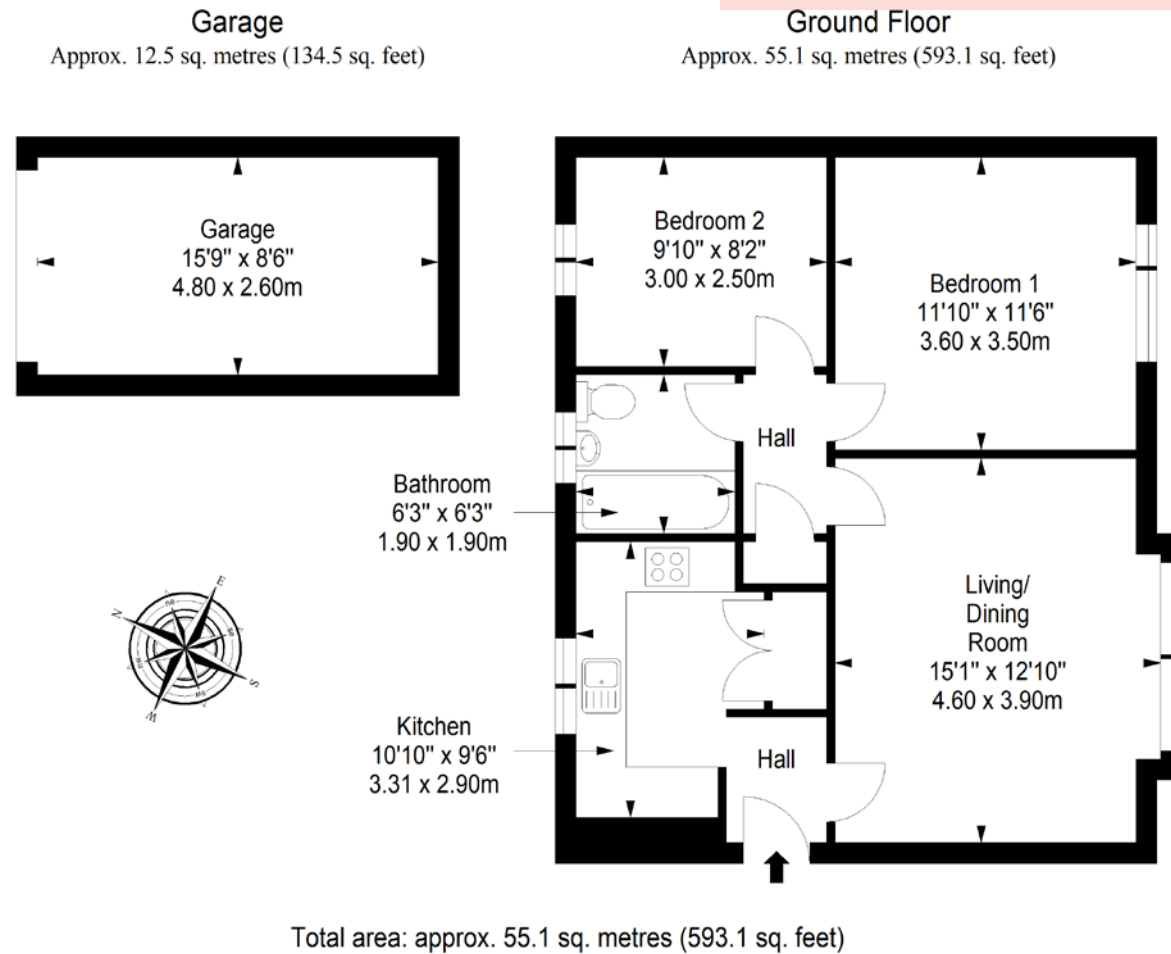
Edinburgh

Located at the foot of the majestic Pentland Hills and approximately five miles south of Edinburgh city centre, the popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and full equestrian activities at Mortonhall. Fairmilehead enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park just a short drive away.

Nearby Morningside boasts a vibrant high street brimming with independent retailers, thriving cafes and eateries. Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. Fairmilehead enjoys excellent public transport links into the city centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Queensferry Crossing.



floorplan



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