



56 Caiystane Gardens

Fairmilehead, Edinburgh, EH10 6SY

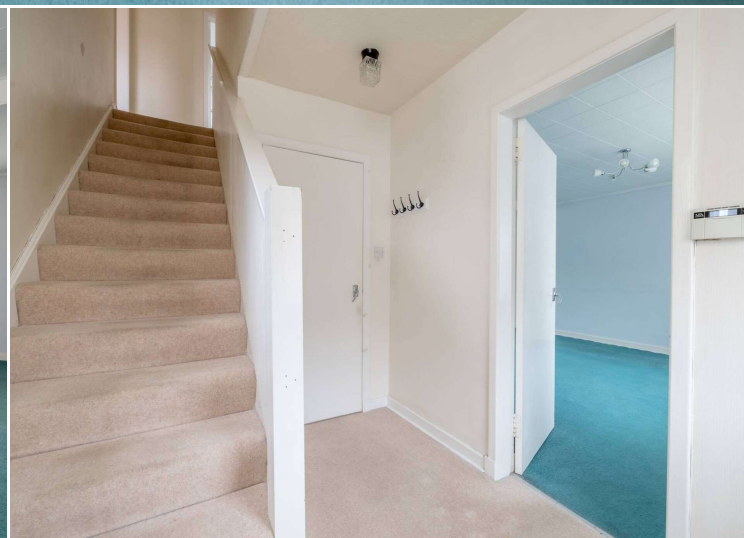


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Generous semi-detached family home situated in the popular Fairmilehead area

- Sitting/dining room
- Kitchen with garden access
- 3 double bedrooms
- Wet room with 3-piece suite
- Bathroom & separate WC
- Flexible family accommodation
- Front & rear gardens
- Garage & driveway
- Excellent location close to amenities
- Gas central heating & double glazing



Offers Over: £395,000

EPC Rating: D

Council Tax: E

Tenure: Freehold

Further information can be found in the home report.

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About the Property

Located in the popular Fairmilehead area, this generous 3 bedroom semi-detached home offers flexible family accommodation to the south of the city centre. Internally the property is bright and well-proportioned with well-kept gardens to the front & rear.

The property further benefits from gas central heating and double glazing, as well as an integral single car garage and driveway.

Extras

To include all fitted carpet, curtains, blinds, oven, hob, fridge/freezer & washing machine.



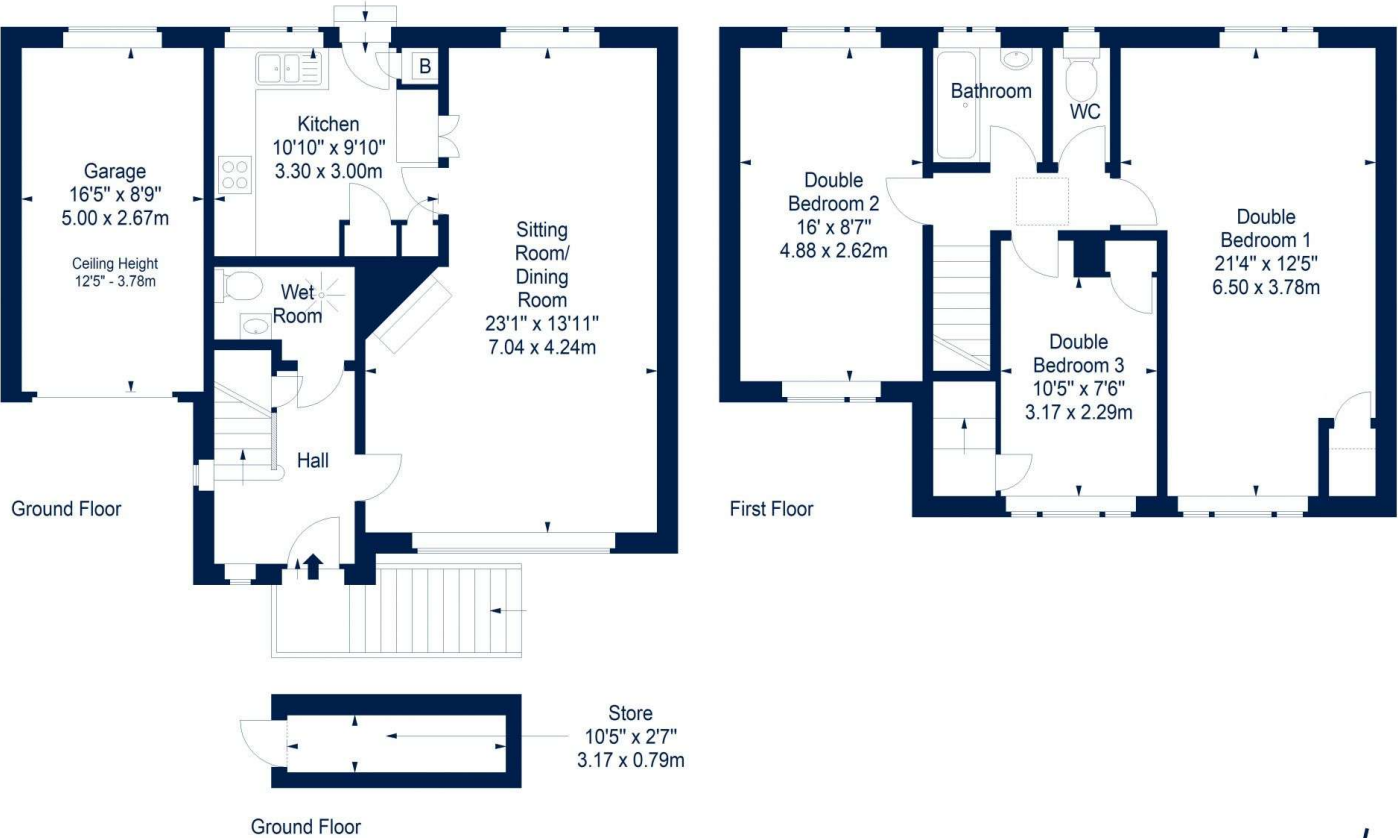


Location

Situated a few miles south of the city centre, Fairmilehead is a quiet popular residential area. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, The Forth Road Bridge, Fife and beyond. Regular buses service the area to and from the city centre. Fairmilehead is well served for both primary and secondary schools and there are local shops, a bank and a post office nearby. There is also a large Morrisons close by and a Tesco at Oxgangs. Excellent recreational opportunities in the area include several golf courses, lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills.



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House - Approx. Gross Internal Area - 1109 Sq Ft - 103.03 Sq M
Garage & Store - Approx. Gross Internal Area - 173 Sq Ft - 16.07 Sq M
For identification only. Not to scale. © SquareFoot 2025





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