



30 Caiystane Gardens

FAIRMILEHEAD | EDINBURGH | EH10 6SZ



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30 Caiystane Gardens is a generously proportioned, semi-detached house that would benefit from some up-grading to create a wonderful family home. The property features off-street parking with a single garage and a south facing, enclosed rear garden.

Welcoming hall with storage cupboard; generous sitting room with views to the front garden; kitchen with a range of wall mounted and floor standing units; sun room / dining room with patio door to the rear garden; double bedroom 1 with built in cupboards; double bedroom 2 with built in cupboards; shower room with three-piece suite comprising WC, wash hand basin and shower cubicle.

To the front of the property is driveway parking giving access to a garage with up-and-over door.

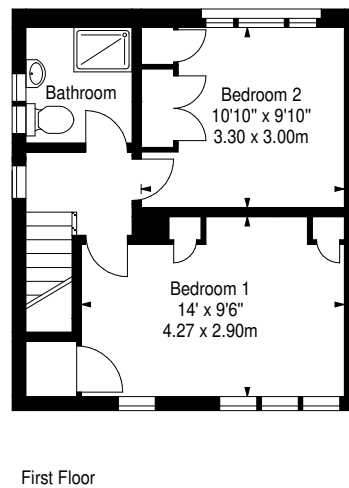
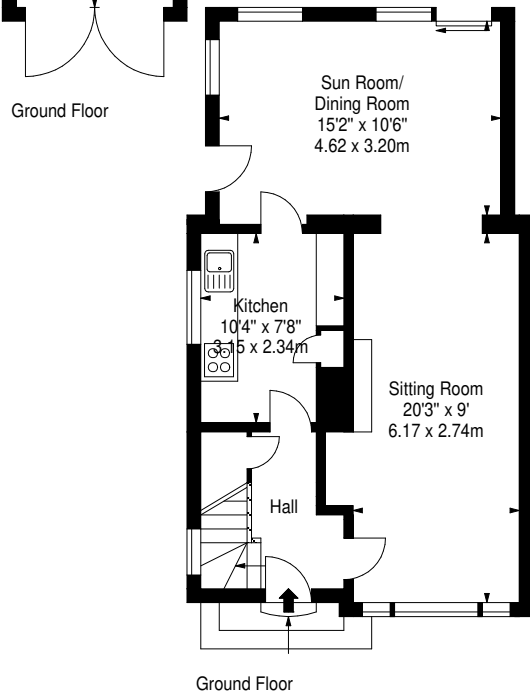
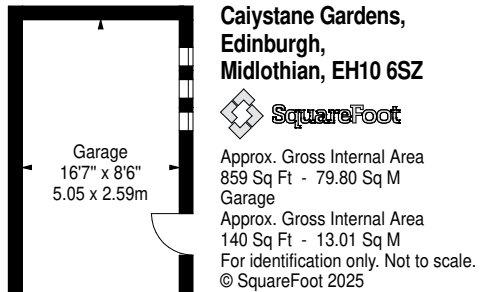
Front garden with mature shrubs. Enclosed, south facing rear garden with patio, lawn and mature borders. The garden shed is included in the sale.

Gas central heating. Double glazing.

All fixtures and fittings are included in the sale and whilst believed to be in reasonable working order are strictly "sold as seen". All white goods are included in the sale and, as per Standard Clauses Edition 6, no warranties are given.

The Scottish Conveyancers Forum guidance indicates that it is not appropriate for solicitors to be involved in checking compliance with the rules surrounding interlinked smoke alarms and heat detectors. Again, as per Standard Clauses Edition 6, no warranties are given that such a system is in place.





Location

Fairmilehead is a popular residential area to the south of the city centre. A great range of shopping facilities is available locally and in nearby Morningside, which boasts a Waitrose Supermarket, a Marks & Spencer Food Store and a wide range of boutique shops and cafes. The property is well-located for the Edinburgh City Bypass giving easy access to Straiton Retail Outlet with its good variety of high street shops, as well as Edinburgh Business Park, Edinburgh International Airport and the wider road network in central Scotland including the A1, M8 and M9. Regular bus services also run to and from the city centre and the area is well served at both Primary and Secondary school level. Recreational facilities include Fairmilehead Park, several golf courses and the Pentland Hills Regional Park, with mountain biking, hill walking, fishing and winter sports being just a few of the activities available.



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The following note is of crucial importance to intending viewers and/or purchasers of the property.

1. These particulars are prepared for the guidance of prospective purchasers and although they are intended to give a fair overall description of the property they are not intended to constitute part of an offer or contract. Intending purchasers must satisfy themselves by inspection or otherwise. 2. No information in these particulars should be considered to be a statement of the condition of the property or of any services, equipment or facilities. 3. Photographs appearing in the brochure were taken in 2025 and indicate only parts of the property. No assumption should be made in respect of parts of the property which are not shown in the photographs. 4. Purchasers should not assume that any planning, building regulations or other consents have been obtained for alterations or changes of use. Any intending purchasers must verify the position themselves. 5. Descriptions of the property contained in these particulars are subjective. Any areas, measurements or distances stated in these particulars are approximate only. Intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of them. 6. No person in the employment of Murray Beith Murray has any authority to make or give any representation or warranty whatever in relation to this property nor to enter into any contract relating to the property. 7. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold or withdrawn. 8. Interested parties are requested to register their interest through their solicitors so that they may be informed should a closing date be set for the receipt of offers. 9. The seller shall not be obliged to accept the highest offer or any offer.

All offers should be submitted to Murray Beith Murray in writing and in accordance with Section 3 of the Requirements of Writing (Scotland) Act 1995.