



10 East Calystane Road  
FAIRMILEHEAD | EDINBURGH | EH10 6RP

  
**warners**  
solicitors & estate agents





## 10 East Caiystane Road

FAIRMILEHEAD | EDINBURGH | EH10 6RP

Beautifully presented, spacious and flexible accommodation, much enhanced by stylish fittings, and attractively landscaped gardens are offered by this most appealing traditional detached bungalow, which is tucked away in a pleasant and quiet residential street close to good transport links and amenities.

Viewing is essential to appreciate the walk-in condition of this superb family home. More than ample public living space includes a comfortable living room with space for dining and a feature gas fire set into the mantelpiece, a conservatory with under-floor heating, ideal for relaxing and looking out over the garden, and the hub of the home – a large, fashionably open plan kitchen with plenty floor space to accommodate informal dining and seating. Sleek matt white units set against contrasting worktops and an island unit feature within the kitchen, where you will find a full range of integrated appliances. A utility room fitted in the same style is located off the kitchen, leading on to a laundry room. The property has four double sized bedrooms (the gas fire is disconnected in the bay windowed room). Three of these bedrooms benefit from built-in storage space. White suites and full tiling feature within the bathroom, shower-room and en-suite.

Immaculately kept low maintenance private gardens provide space for outdoor relaxation and children to play. The front garden, featuring pebbles and attractively planted beds, is flanked by a monobloc driveway with parking space for two vehicles, leading to an attached garage. There is a fully enclosed south-west facing rear garden which is safe for children and pets, and includes an easy to keep small area of artificial grass, a large patio area, plenty of mature growing stock and two garden sheds.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.





- Large living/dining room with fireplace
- Conservatory
- On trend open plan kitchen/dining/family room, fully equipped with appliances
- Utility and laundry room
- Four double sized bedrooms, three with built-in storage
- One en-suite
- Family bathroom
- Shower-room
- Entrance vestibule and hallway
- Gas central heating

- Double glazing
- Large driveway
- Garage - power, light and electric door
- Landscaped front garden
- Well screened and fully enclosed rear garden

Energy Rating D. Council Tax Band G.

Included in the sale will be all carpets, blinds, light fittings, wall-mounted TV brackets, all integrated appliances in the kitchen (oven/grill, microwave/oven, dishwasher, fridge) and the freezer in the utility room. In the garden, the stone bench and two garden sheds will remain.



Fairmilehead is a sought after district in south Edinburgh lying approximately 3 miles from the city centre. There are good local shops and regular bus services to the City Centre. The substantial shopping area of Morningside is about 5 minutes away by car, with Straiton Retail Park only a little further afield. The nearby Braid Hills offer superb opportunities for recreation with two public golf courses and open parkland. There is easy access to Hillend Ski Centre, the longest artificial Ski-Slope in Europe. Schooling is well represented from nursery to senior level. The City Bypass, and the main commuting routes, including the M8, M9 and the Queensferry Crossing, and Edinburgh International Airport, are also easily accessible.





