

COULTERS[©]

37B CAIYSTANE GARDENS

FAIRMILEHEAD, EDINBURGH, EH10 6TB

 2 BED  1 BATH  1 PUBLIC



TAKE A LOOK INSIDE

37B Caiystane Gardens is a bright and well-proportioned ground floor flat, forming part of an established mid-century building with a southerly outlook to the front. The home offers well-proportioned accommodation and benefits from a recently modernised kitchen and shower room.

The front door opens onto a short hall which in turn leads to a spacious sitting room / dining with a large triple window, offering views to the front of the building.

KEY FEATURES



Recently upgraded, well proportioned ground floor flat.



Two double bedrooms.



Shared rear garden.



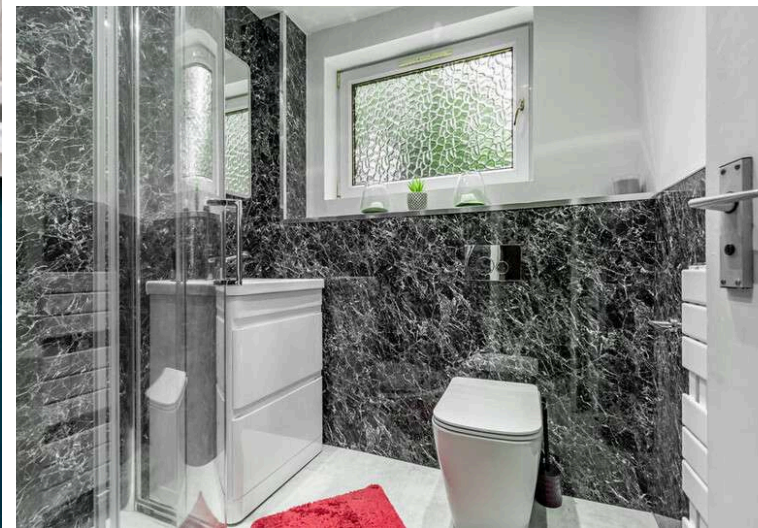
Unrestricted on street parking.



Situated in the popular area of Fairmilehead.



Easy access to the city bypass.



The modern fitted kitchen has views to the rear of the property, with wall and base mounted cabinetry with integrated electric induction hob, oven, extractor hood, dishwasher and washing machine. There is a deep cupboard with shelving providing handy additional storage. There are two double bedrooms; one to the front and one to the rear of the property, another storage cupboard and a recently refurbished contemporary shower room completes the accommodation.

Heating and hot water are provided by gas central heating and there is double glazing. A shared garden is situated to the rear of the property. Unrestricted parking is available on the street outside.





THE LOCAL AREA

The property is situated to the south of the city in the Fairmilehead area which is conveniently located with easy access to the city bypass and motorway links.

The popular shopping area of Morningside and Bruntsfield along with Straiton retail park are very accessible.

The Pentland Hills Regional Park is also within close vicinity offering a range of outdoor pursuits, including Hillend ski-slope, public and private golf courses and the nearby Mortonhall Estate which has numerous woodland walks, along with an excellent countryside pub/restaurant.

There are several supermarkets within a short radius including a Morrisons, Tescos, Waitrose, Sainsburys and Asda.

A good selection of rural and city-based bus services connecting to the city centre are available nearby.

EXTRAS

All blinds, light fittings, fitted flooring and integrated appliances are included in the sale price. The wardrobe, TV stand and desk may be available by separate negotiation.

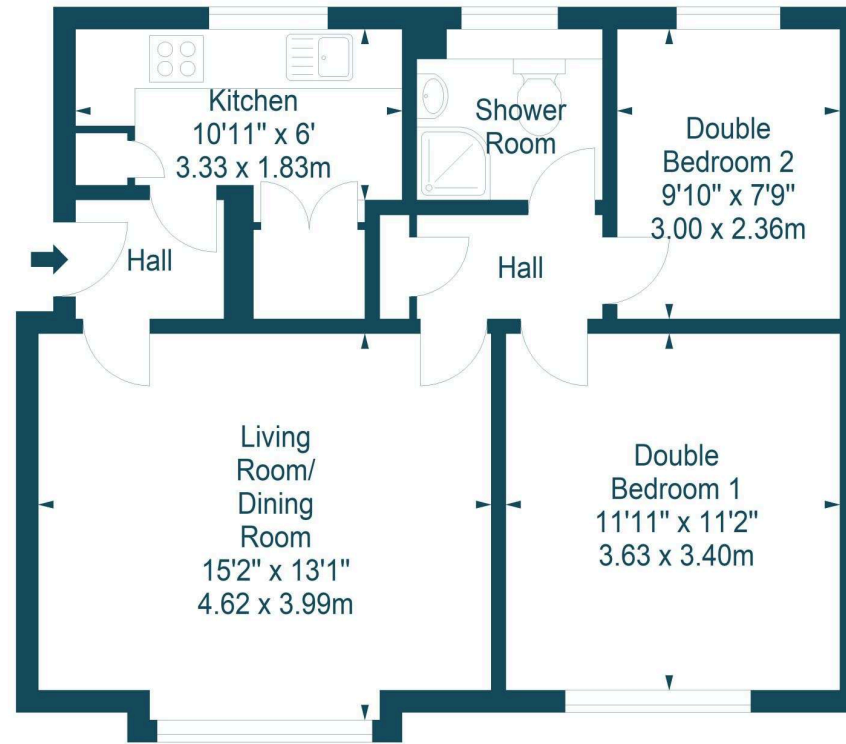




Caiystane Gardens,
Edinburgh,
Midlothian, EH10 6TB



Approx. Gross Internal Area
596 Sq Ft - 55.37 Sq M
For identification only. Not to scale.
© SquareFoot 2024



Ground Floor

GET IN TOUCH

 www.coultersproperty.co.uk

 0131 603 7333

 enquiries@coultersproperty.co.uk

LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.