

COUNTERS®

11 CAIYSTANE HILL

FAIRMILEHEAD, EDINBURGH, EH10 6SX

 3 BED  1 BATH  4 PUBLIC



TAKE A LOOK INSIDE

Quietly located on a generous plot in the popular residential area of Fairmilehead, this detached villa offers flexible accommodation, mature gardens, and excellent potential for modernisation and further development.

The property benefits from an extended ground floor layout, well-maintained private gardens to front and rear, double driveway, attached garage and a versatile internal configuration suited to a range of buyers. Although now requiring upgrading, the house presents an excellent opportunity to create a modern family home in a sought-after south Edinburgh location.



The accommodation comprises: entrance hallway with storage cupboard; sitting room to the front with bay window and connecting dining room and spacious fitted kitchen. From the kitchen, a short flight of steps leads to a rear extension which provides a sunroom with sliding doors opening to the garden. Off this space, a dedicated home office offers ideal work-from-home flexibility or potential for business use, with the advantage of its own external entrance. A ground floor WC completes the lower level.

KEY FEATURES



Detached, extended family home.



Three bedrooms plus home office.



Private gardens to both front and rear.



Double driveway and garage.



Quick access to city centre and city bypass.



Peaceful residential area popular with families.



EPC Rating - D



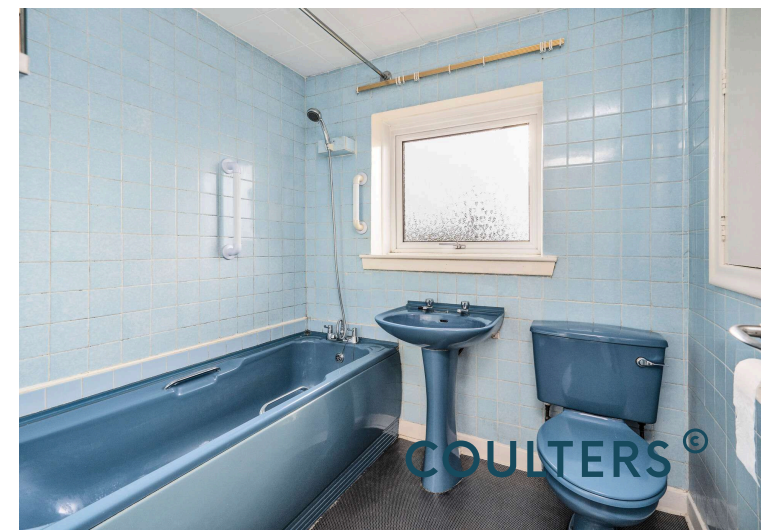
Council Tax Band - G



Upstairs, there are three double bedrooms and a family bathroom with three-piece suite. The upper landing includes a storage cupboard and hatch with to a large attic providing excellent additional storage.

Externally, the property is set back from the road with a driveway either side of the house, and an attached garage with power and light. A lovely private rear garden offers lawn and patio space, ideal for family life and outdoor entertaining.

The property benefits from gas central heating and double glazing.





THE LOCAL AREA

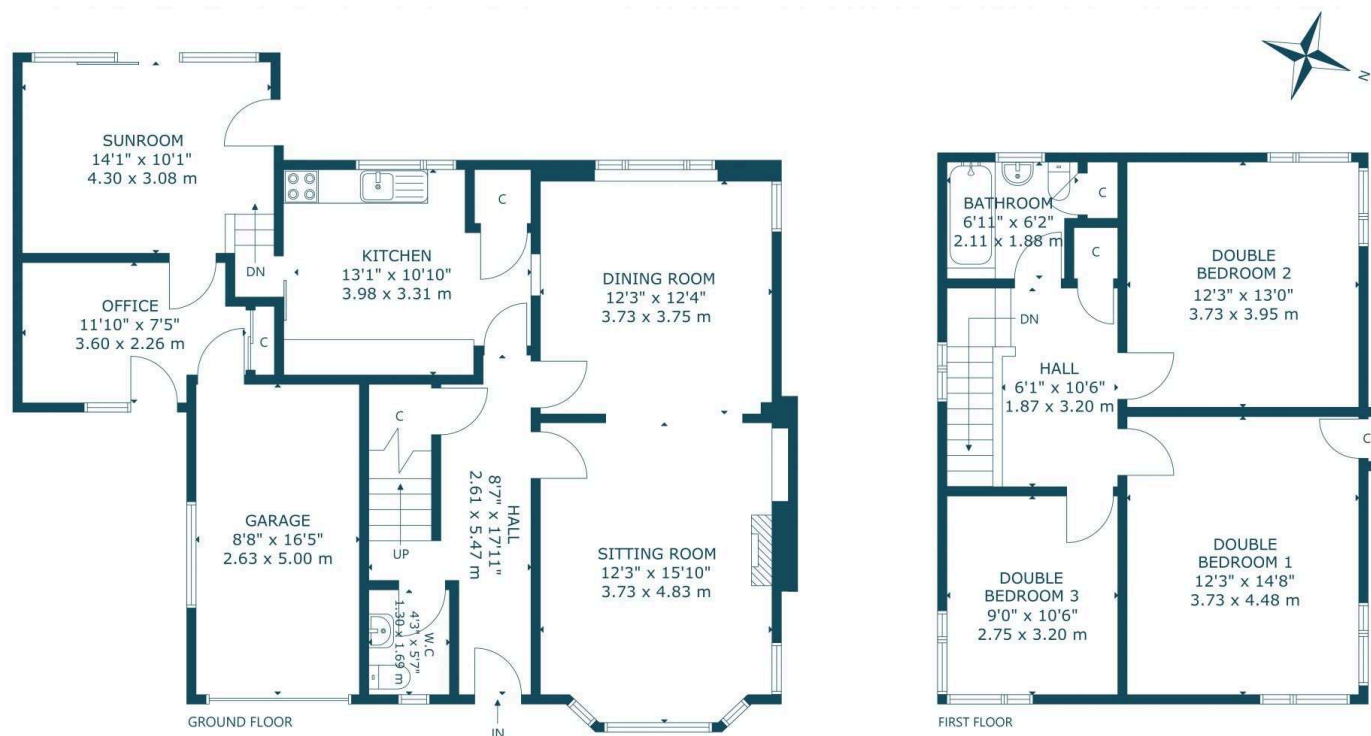
The property is situated to the south of the city in the Fairmilehead area which is conveniently located with easy access to the city bypass and motorway links. The popular shopping areas of Morningside and Bruntsfield along with Straiton retail park are easily accessible and there are several supermarkets within a short radius including a Morrisons and Tesco. The Pentland Hills Regional Park is also within walking distance, offering a range of outdoor pursuits, including Midlothian Snowsports Centre at Hillend, public and private golf courses and the nearby Mortonhall Estate which has numerous woodland walks, along with an excellent countryside pub/restaurant. Schooling includes Pentland Primary School and Firrhill High School whilst excellent private schooling is available across the city. A good selection of rural and city-based bus services connecting to the city centre and airport are available nearby.

EXTRAS

All blinds, curtains, light fittings and fitted flooring are included in the sale price.







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 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1,506 SQ FT / 140 SQ M
 GARAGE 142 SQ FT / 13 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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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.