

campbell
smith

7 East Caiystane Road,
Edinburgh,
EH10 6RP



- Detached bungalow in move in condition
- Sought after area
- Versatile accommodation, 3 or 4 bedrooms
- Front facing bay windowed sitting room
- Rear facing triple windowed sitting/ dining room
- Stylish kitchen
- 3 double bedrooms, master has an ensuite shower room
- Attractive downstairs bathroom with shower over bath
- Gas central heating & double glazing
- Good sized enclosed rear garden with patio areas
- Lovely front garden
- Driveway leading to single garage
- Electric vehicle charger

Offers Over : £565,000

espc / rightmove  / Zoopla /  /  / 

camsmith.co.uk













East Caiystane Road,
Edinburgh,
Midlothian, EH10 6RP



Approx. Gross Internal Area

1265 Sq Ft - 117.52 Sq M

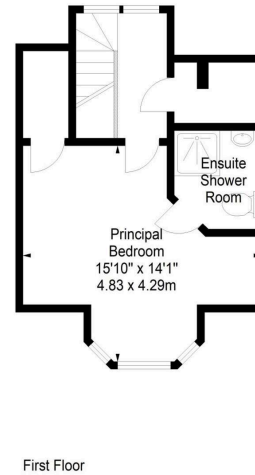
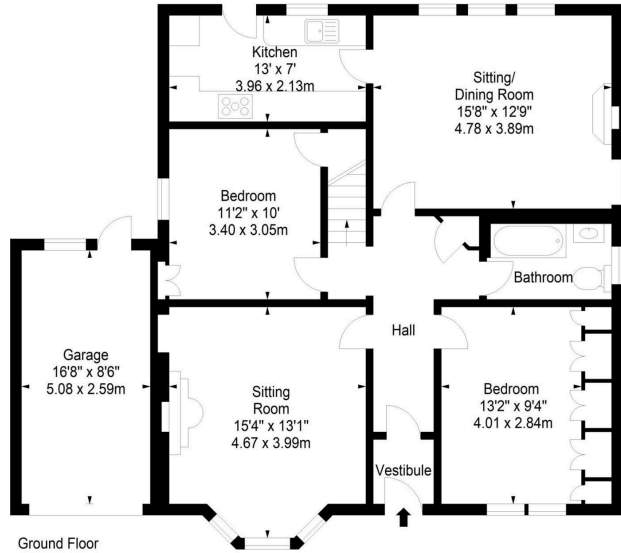
Garage

Approx. Gross Internal Area

142 Sq Ft - 13.19 Sq M

For identification only. Not to scale.

© SquareFoot 2026



**campbell
smith**

21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

camsmith.co.uk



Extras

The fitted carpets, curtains, blinds, kitchen white goods and the wardrobes in the downstairs front bedroom are included. No warranty is given regarding the services, systems or any appliances.



Buses

Buckstone Terrace - 11, 15, 101, 101A, N11



Shops

Sainsburys Local on Biggar Road, Buckstone Terrace, Morningside, Straiton Retail Park



Schools

Pentland PS, St Mark's RC PS, Firrhill HS, St Thomas of Aquin's RC HS



Parking

Driveway leading to single garage



Council Tax Band - G



EPC - D



Factor

None



Viewing

Telephone Campbell Smith on
0131 555 2999

DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.