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Offers Over

£530,000

10 Caiystane Crescent

Fairemilehead | Edinburgh | EH10 6RW

A most appealing detached bungalow, resting on generous, mature garden grounds and enjoying a superb location in Edinburgh's desirable Fairmilehead area.

-  3 bedrooms
-  2 public rooms
-  1 bathroom
-  Driveway and garage
-  Gardens
-  EPC rating – D
-  Council tax band- G



Virtually Staged by Neilsons

Description

Though generally well preserved the property offers superb potential to remodel and renovate, with a substantial floored attic and generous rear garden providing excellent scope to extend up and out (subject to obtaining the necessary consents).

Well suited to the growing family and downsizer alike, the house boasts a well-proportioned and flexible living space, with good local schooling and excellent connections to Edinburgh City Centre, East Lothian and Fife via the bypass.

The accommodation is accessed via an entrance vestibule and briefly comprises a welcoming hallway, with ceiling hatch and Ramsay ladder providing access to the large, fully floored attic. There is a comfortable bay-fronted reception room featuring a focal fireplace and attractive coving, together with a versatile dining/family room which could also be utilised as an additional bedroom. This room enjoys a pleasant outlook over the charming rear garden. The fitted kitchen is well equipped with a good range of base and wall-mounted units, complemented by coordinated wipe-clean worktops, splashback tiling and a traditional clothes pulley. A small porch leads from the kitchen to a useful utility room and guest WC.

To the front of the property is a spacious, south-facing principal bedroom, with two further well-proportioned bedrooms. Completing the accommodation is a family bathroom fitted with a three-piece white suite, tiled walls and an over-bath shower.

This property has been subject to virtual staging to show the effect of makeover on the property. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All integrated appliances, light fittings, fixtures and floor coverings will be included.

Gardens, Driveway and Garage

The property is surrounded by extensive, mature garden grounds, beautifully established with a wide variety of trees, shrubs and flowering plants. To the front of the house, a gated driveway and single garage provide excellent off-street parking, with useful additional space for overspill storage. The enclosed rear garden enjoys a peaceful, open aspect and features areas of lawn, mature trees, a paved seating area, water feature, summerhouse and greenhouse, creating a lovely outdoor space to enjoy throughout the year. A door to the rear of the house provides access to a generously sized basement, offering excellent additional storage space.

Viewing

By appointment through Neilsons (0131 625 2222).



Virtually Staged by Neilsons



Location

The reputable suburb of Fairmilehead lies to the south of Edinburgh city centre and has long been established as a popular location for families with highly regarded local schools and excellent transport links. Recreational facilities in the area abound with the Pentland Hills Regional Park offering a variety of outdoor pursuits along with Hillend Ski Centre. The Mortonhall Estate offers delightful woodland walks along with an excellent countryside pub/restaurant. A Sainsburys local and Morrisons supermarket are a short walk away, with Tesco Supermarket a short drive and nearby Morningside offering a wide selection of highly regarded independent shops and stores. Regular local bus services offer swift access to the city and surrounding area. For those travelling by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network.





Approx. Gross Internal Floor Area 124.76 Sq M / 1343 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

