

# ALLINGHAM&CO

traditional values | modern practice

Telephone: 0131 447 9341  
Email: [property@allingham.co.uk](mailto:property@allingham.co.uk)



espc

12 Caiyside, Edinburgh, EH10 7HP  
2 RECEPTIONS | 4 BEDROOMS | 2 BATHROOMS | EPC: C

## Location

This well presented, four bed detached home is situated in Swanston, an extremely popular residential area lying just 3 miles to the South of the city centre.

There are excellent local amenities including a large Morrison's and Aldi at Hunters Tryst and a Tesco Superstore at Colinton. Just a short drive away is Morningside, a vibrant high street brimming with independent retailers, thriving cafes and eateries, and a Waitrose supermarket and M & S Foodhall. Straiton Retail Park is also easily accessible by car or public transport .

Nearby outdoor recreational facilities include the Braid and Pentland Hills which offer superb opportunities for recreation including hiking, mountain biking, skiing and golfing with open parkland and excellent views over the city. The neighbouring Braid Burn Valley Park and Hermitage of Braid are ideal spots for quiet woodland walks.

Catchment schools are Pentland Primary and Firrhill High School, and private schooling in the area includes George Watson's College, George Heriot's School and Merchiston Castle. Napier University campuses at Craiglockhart and Merchiston are also close by.

The proximity to the by-pass makes this area ideal for the commuter with speedy access to the M8, M9, Edinburgh Airport, the Queensferry Crossing and Fife. There are regular bus services to and from the City Centre

## Home Report

Please visit: [www.allingham.co.uk](http://www.allingham.co.uk) or [www.espc.com](http://www.espc.com)





## Accommodation

### Ground floor

- Entrance hallway
- Living room
- Dining room
- Conservatory
- Large kitchen with cooker, fridge freezer and washing machine: these items are believed to be in good working order though their condition is not warranted
- Cloak room with wash basin and WC

### First floor

- Principal bedroom with built in storage and en-suite with shower, wash basin and WC
- 3 further bedrooms
- Family bathroom with bath, wash basin and WC

### Extras Features

- Gas central heating
- Double glazing
- Garage and large driveway
- Beautifully maintained, spacious gardens to the front and rear
- Spectacular views over the Pentland Hills



### Price and Viewing

For current price and viewing details, please visit [espc.com](http://espc.com) or [www.allingham.co.uk](http://www.allingham.co.uk) or telephone Allingham & Co on 0131 447 9341.

# ALLINGHAM & CO

traditional values | modern practice

## ALLINGHAM & CO OFFICES

### COLINTON - PROPERTY CENTRE

9 - 15 Bridge Road  
Edinburgh, EH13 0LH  
TEL: 0131 447 9341

### BUCKSTONE

4A Buckstone Terrace  
Edinburgh, EH10 6PZ  
TEL: 0131 447 9341

Fax Property - 0131 441 4517

Email Property - [property@allingham.co.uk](mailto:property@allingham.co.uk)

DX 225 Edinburgh

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC

