



# 49 Caiystane Avenue

Edinburgh

EH10 6SH



# 49 Caiystane Avenue Edinburgh

The property would now benefit from modernisation and would create a fabulous family home offering spacious and flexible accommodation over 2 floors. The accommodation comprises; welcoming hallway with excellent under-stair storage, good sized living room with double aspect windows, dining room with well-appointed kitchen off - offering a range of base and wall mounted units, south facing sunroom which allows access to the stunning south facing back garden. The downstairs shower room with WC completes the ground floor accommodation. Upstairs, there is a landing and access to a floored loft with "Ramsay" ladder, 4 double bedrooms, the bathroom and separate WC complete the accommodation. Outside to the front, there is an attractive mature garden with driveway leading to the garage, to the rear is a beautifully stocked garden, lawn and raised decked patio area. There is also a store-room to the side (previously used as a small workshop).

   EPC  
4 3 2 D

## Property Features

130 m2

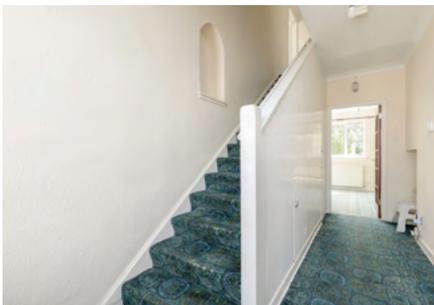
Desirable Location

In Need of Modernisation

Superb Potential

Family Home

Beautiful Garden









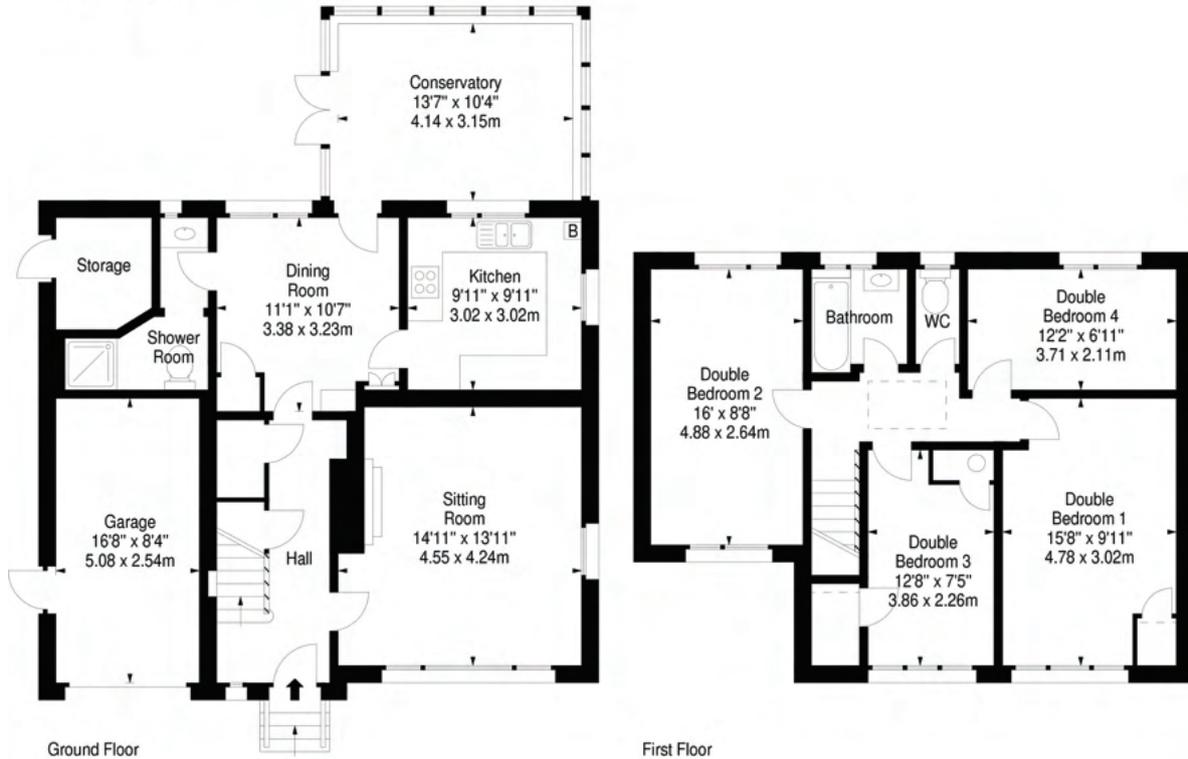




Caiystane Avenue, EH10 6SH



Approx. Gross Internal Area  
1393 Sq Ft - 129.41 Sq M  
Garage & Storage  
Approx. Gross Internal Area  
173 Sq Ft - 16.07 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



Fairmilehead is a quiet popular residential area situated a few miles south of the city centre. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, the Queensferry Crossing, Fife and beyond. There are also regular bus services to and from the city centre. There are good local shops and a large Morrisons superstore close by at Hunters Tryst and a Tesco supermarket at Oxfangs. Excellent recreational opportunities in the area include several golf courses, lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills. The dry-ski slope at Hillend is also minutes away.

### Extras

All fitted carpets, light fittings and kitchen appliances are included in the sale (the seller will not warrant their working order).



Find out more

**0131 226 7733**

[sales@ieroproperty.com](mailto:sales@ieroproperty.com)

**61A Queen Street, Edinburgh, EH2 4NA**

### Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed [sales@ieroproperty.com](mailto:sales@ieroproperty.com) in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.

