



13 Caiystane Terrace
FAIRMILEHEAD | EDINBURGH | EH10 6SR


warners
solicitors & estate agents



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Warners are delighted to present to the market this exceptionally well-presented three-bedroom semi-detached family home, ideally situated within the highly sought-after Fairmilehead area of Edinburgh. Perfectly positioned at the foot of the Pentland Hills, the property enjoys a peaceful setting while benefiting from excellent local schooling and convenient transport links.

The home opens with a welcoming vestibule, complete with bespoke cabinetry and stylish wall panelling, setting the tone for the high-quality finish found throughout. The homely living room offers a warm and inviting space to relax, featuring elegant hardwood flooring and a charming electric stove, seamlessly flowing through to the kitchen and dining areas.

At the heart of the home lies a contemporary fitted kitchen, thoughtfully designed with ample cabinetry, integrated appliances, and a central island, ideal for both everyday living and entertaining. The adjoining dining area provides the perfect setting for hosting family and friends.

Upstairs, the property boasts three generously proportioned double bedrooms, each offering plenty of space for free-standing furniture. A modern family bathroom completes the accommodation, fitted with a sleek three-piece white suite, vanity unit, and shower over bath.

Externally, the property continues to impress with a private driveway and garage, while the sunny front lawn enhances kerb appeal. To the rear, an enclosed garden laid to lawn features a decked patio area, perfect for outdoor dining and enjoying the warmer months.

This is a fantastic opportunity to acquire a stylish and well-maintained family home in a prime Edinburgh location.

- Prime Fairmilehead location
- Move-in ready, stylish home
- Modern kitchen with island
- Three double bedrooms
- Driveway, garage, and garden
- Close to schools and transport

Energy Rating D, Council Tax E

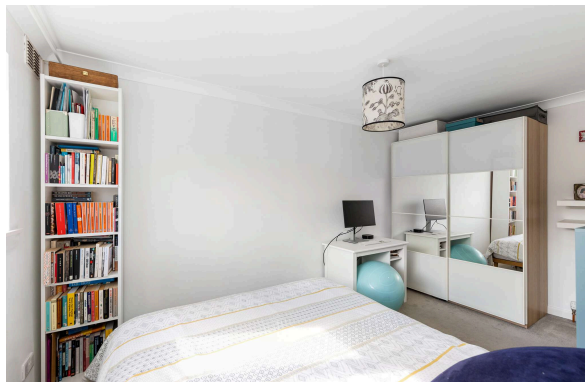
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

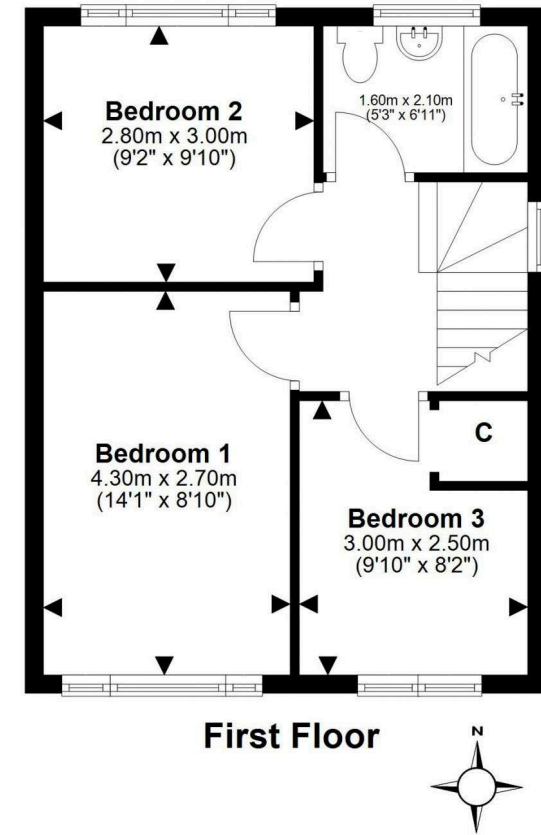
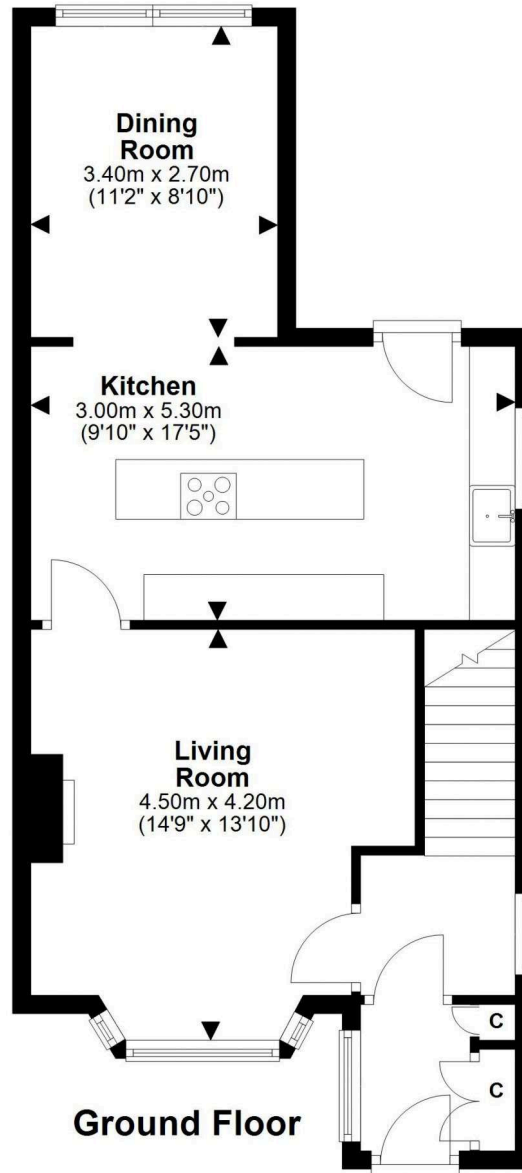
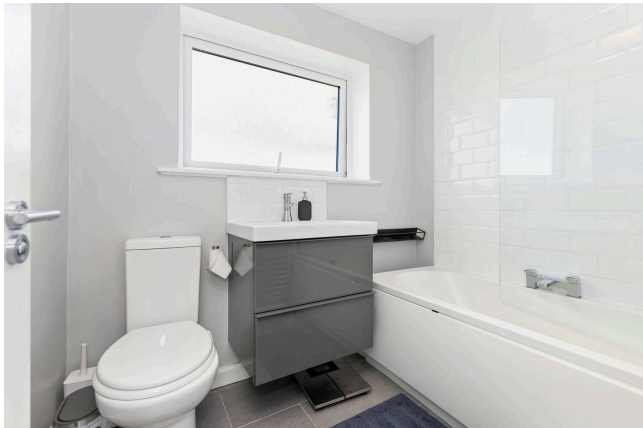


All fixtures, fittings (excluding some lamp shades) and integrated appliances are included in the sale.

All other appliances and some furniture may be available through separate negotiation.

Fairmilehead is a sought after district in south Edinburgh lying approximately 3 miles from the city centre. There are good local shops and regular bus services to the City Centre. The substantial shopping area of Morningside is about 5 minutes away by car, with Straiton Retail Park only a little further afield. The nearby Braid Hills offer superb opportunities for recreation with two public golf courses and open parkland. There is easy access to Hillend Ski Centre, the longest artificial Ski-Slope in Europe. Schooling is well represented from nursery to senior level. The City Bypass, and the main commuting routes, including the M8, M9 and the Queensferry Crossing, and Edinburgh International Airport, are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.