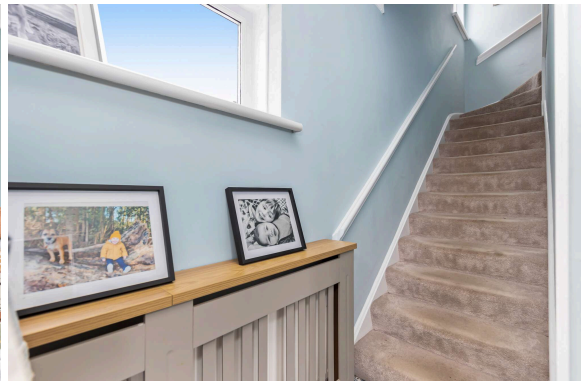




31 Caiystane Gardens
FAIRMILEHEAD | EDINBURGH | EH10 6TB


warners
solicitors & estate agents



31 Caiystane Gardens

FAIRMILEHEAD | EDINBURGH | EH10 6TB

Well presented three-bedroom semi-detached villa ideally situated within the popular Fairmilehead area of Edinburgh benefiting from excellent local schooling and convenient transport links. This lovely family home comprises of a welcoming hallway, bright and homely front facing living room, fitted breakfasting kitchen, thoughtfully designed to incorporate ample cabinetry, integrated appliances, and direct access to the enclosed rear garden, ideal for both everyday living and entertaining. The fabulous utility cellar offers a sink, plumbing for washing machine, electrics and fantastic storage. Upstairs, the property boasts three generously proportioned double bedrooms, and a contemporary family bathroom with mains shower over bath and vanity completes the accommodation. Externally, the property continues to impress with a private driveway, sunny front lawn with mature shrubs and trees, and a large enclosed rear garden laid to lawn with leafy outlook featuring a south facing patio area, perfect for outdoor dining and enjoying the warmer months. Early viewing is recommended to fully appreciate this fantastic opportunity to acquire a stylish and well-maintained family home in a prime Edinburgh location.

- Spacious and bright semi-detached villa
- Close to schools and transport
- Generous living room
- Dining kitchen fitted with floor and wall units and a range of appliances
- Utility and storage cellar
- Three double bedrooms
- Gas central heating and double glazing
- Fantastic storage options
- Private front garden and large, enclosed rear garden with lawn, patio and South facing patio seating area
- Driveway

Council tax band E, energy rating C

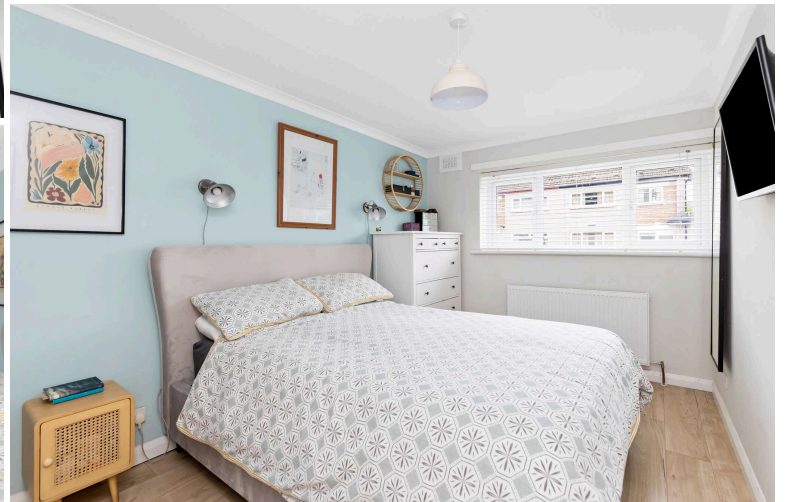
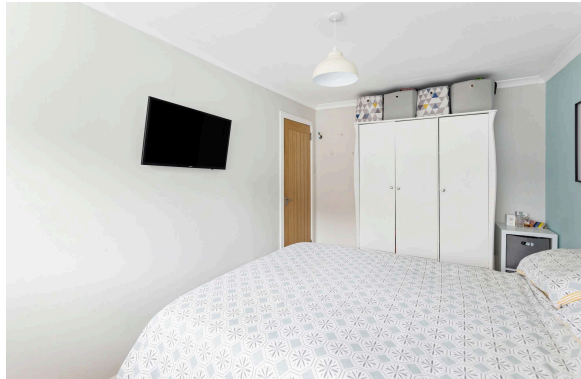
There is no factor fee associated with this property

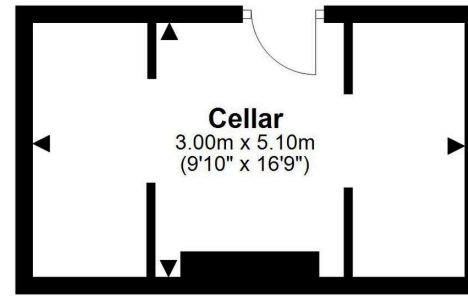
All fixtures, fittings and integrated kitchen appliances are included in the sale of this property.

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

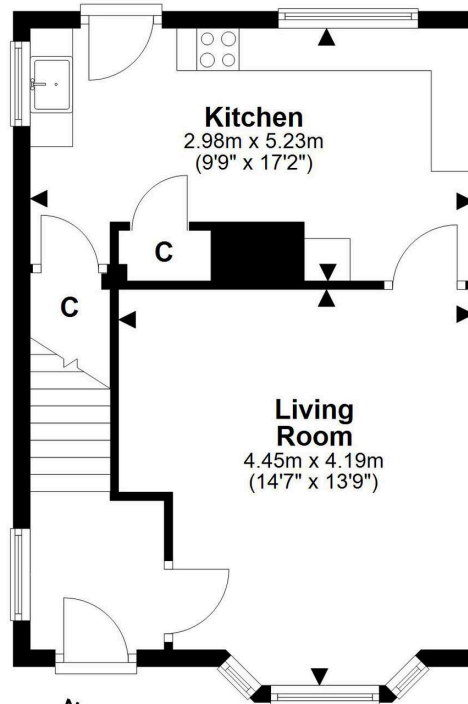


Location is set in a popular suburb in south-west Edinburgh close to Colinton and Craiglockhart. A selection of local amenities cater for day to day requirements. Tesco, Morrisons and Aldi all have stores close at hand and there is a large library within the area. A more comprehensive range of shops and banking services is available at nearby Colinton Village and in Morningside. Schooling is well represented from nursery to senior level, with Pentland Primary, Firhill High School and Napier University within easy reach for the more mature student. An efficient public transport network operates to most parts of the town and surrounding areas. The City Bypass and main motorway networks are also within easy reach.



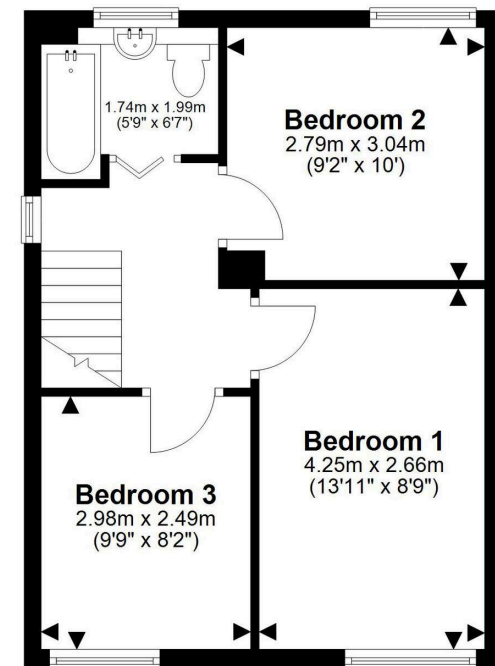


Basement



Ground Floor

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.



First Floor