



29 Caiystane Crescent
FAIRMILEHEAD | EDINBURGH | EH10 6RT


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Set within the highly sought-after Fairmilehead area, this spacious bungalow presents an excellent opportunity for buyers looking to create a superb family home tailored to their own tastes. Ideally positioned for access to highly regarded local schooling and excellent transport links, the property combines convenience with great potential.

The current layout offers generous and flexible accommodation, including a bright and well-proportioned living room, a separate kitchen with adjoining conservatory, and three good-sized bedrooms. A family bathroom and useful storage areas complete the main living space. While the property would now benefit from modernisation, it offers a fantastic canvas for renovation and upgrading. In addition, the floored attic space provides exciting scope for further development, subject to the necessary consents, allowing future owners to significantly enhance both space and value.

Externally, the home is complemented by excellent garden grounds. To the rear, a beautifully landscaped, south-facing garden provides an ideal setting for outdoor entertaining and family enjoyment, while a neat lawn to the front enhances the property's kerb appeal. A private driveway and garage, complete with water, light and power, offer ample parking and practical storage.

This is a rare opportunity to acquire a property with such potential in a prime residential location, early viewing is highly recommended.

- Highly sought-after Fairmilehead location
- Excellent local schools and transport links
- Spacious bungalow with flexible family layout
- Fantastic potential for modernisation
- Floored and powered attic with development potential (subject to consents)
- South-facing landscaped rear garden, plus driveway and garage with power
- Council Tax Band: G. Energy Rating: D

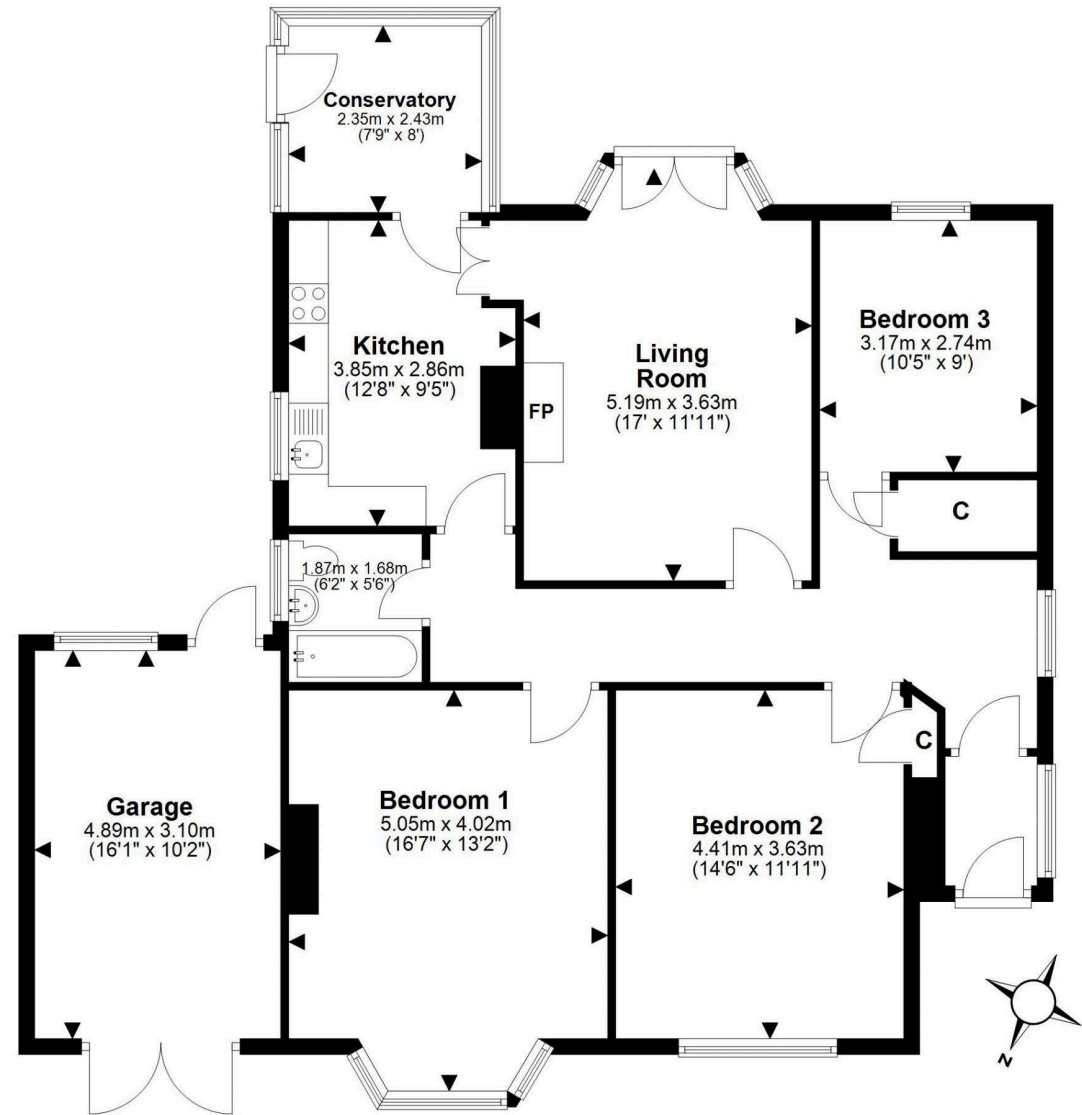
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All fittings and fixtures are included in the sale of the property,

The subjects are located in the highly regarded Fairmilehead area of Edinburgh, which lies to the south of the City Centre. The property is well positioned to take advantage of an excellent range of shopping outlets with a more comprehensive range of facilities to be found in Morningside which is just a little further afield. The area also supports the usual banks, building societies and postal services. In addition, easy access is available to golf courses and Hillend Ski Centre. Schooling is well represented from nursery to senior level. 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.





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.