



Solicitors & Estate Agents



Offers Over

£220,000

10 Caiystane Gardens

Fairmilehead | Edinburgh | EH10 6SZ

An exceptionally appealing main door double upper, forming part of a well-kept purpose-built block and boasting spectacular open views, a private garden and driveway.

-  2 bedrooms
-  1 public room
-  1 bathroom
-  Driveway
-  Private garden
-  EPC rating – C
-  Council tax band - C



Description

The property is well connected to the city, yet offers a peaceful leafy setting, close to some excellent green spaces. Internally the flat is well presented throughout and would make an excellent first home with space to work from home and room to grow for young families.

The accommodation briefly comprises an entrance stair leading into the main hallway, which benefits from a large built-in storage cupboard, spacious reception/dining room which has been tastefully decorated and features an attractive focal fireplace and a pleasant leafy outlook over the surrounding area. A well-equipped modern kitchen which has been fitted with a variety of white base and wall units, complete with contrasting wipe-clean worktops, contemporary splash tiling and a selection of built-in appliances.

On the upper floor you have a generously sized principal bedroom, a second smaller double bedroom boasting breathtaking panoramic views towards Edinburgh Castle, The Forth and many of Edinburgh's world-famous landmarks. A ground floor bathroom rounds off the accommodation and comprises a countertop basin with storage, WC, and bath with shower and splash screen.



Extras

All curtain poles, light fittings, floor coverings, the wardrobe in the principal bedroom, the washing machine and integrated appliances will be included. In addition, the bike storage unit and some items of furniture are available via separate discussion.

Gardens and Parking

To the rear of the property is a good-sized private garden which is enclosed by a timber fence and has been laid to low maintenance artificial grass with wood chip borders. The garden has a lovely peaceful feel and enjoys a leafy mature tree backdrop.

Viewing

By appointment through Neilsons (0131 625 2222).





Location

The reputable suburb of Fairmilehead lies to the south of Edinburgh city centre and has long been established as a popular location for families with highly regarded local schools and excellent transport links. Recreational facilities in the area abound with the Pentland Hills Regional Park offering a variety of outdoor pursuits along with Hillend Ski Centre. The Mortonhall Estate offers delightful woodland walks along with an excellent countryside pub/restaurant. A Sainsburys local and Morrisons supermarket are a short walk away, with Tesco Supermarket a short drive and nearby Morningside offering a wide selection of highly regarded independent shops and stores. Regular local bus services offer swift access to the city and surrounding area. For those travelling by car the city bypass is close at hand connecting quickly to Edinburgh International Airport and the central motorway network.

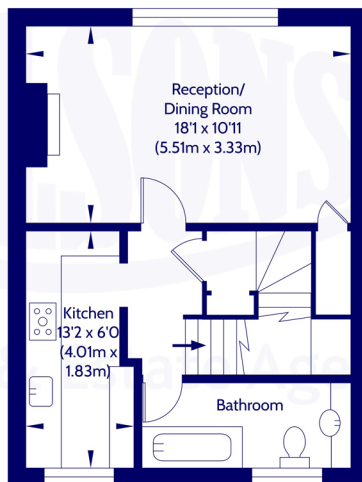
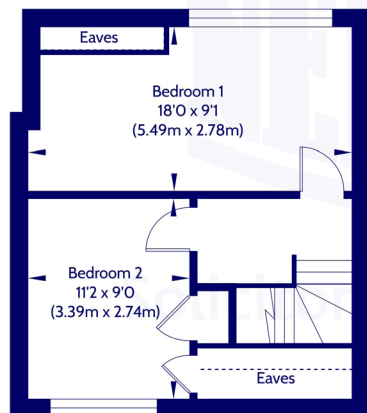




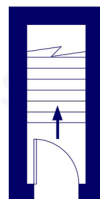
Approx. Gross Internal Floor Area 72 Sq M / 778 Sq Ft.

1st Floor

2nd Floor



Ground Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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