



Solicitors & Estate Agents










Offers Over

£580,000

21 Caiystane Avenue

Fairmilehead | Edinburgh | EH10 6SB

Impressive, beautifully presented, extended detached bungalow with delightful private gardens, including a sunny, secluded, south-facing rear garden, driveway and sizeable garage with electric door. Quietly positioned within an enviable residential street in the sought after Fairmilehead district of the city, close to the city bypass and many local amenities.

-  3 Bedrooms
-  2 Public rooms
-  2 Bathrooms
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – D
-  Council Tax Band – G



Description

Offered to the market in true turn-key condition, this fantastic home has undergone an extensive programme of refurbishment in recent times providing a wonderful, light-filled home with a high specification throughout. As it stands, the property shall undoubtedly appeal to a wide variety of buyers seeking a high standard of living in an excellent location, yet offers further development potential, subject to the relevant permissions being obtained. In brief, the accommodation comprises; entrance vestibule with feature tiled floor, hallway with solid wood doors and benefiting from a large understair storage cupboard. The main hub of this beautiful home is the delightful rear facing living space with a lovely, light and spacious lounge featuring a wood burner and bi-folding doors to the rear garden. Semi open plan is the stunning dining kitchen, again with aspect over the rear garden and fitted with a range of wall and base units, complementary worktops incorporating the ceramic 1.5 sink unit, the 5-ring NEFF gas hob with hood above and separate eye-level built-in NEFF oven and grill. Located off the kitchen is the good sized utility room, providing direct access to the rear garden and access to the integral garage. There are two generously proportioned double bedrooms located to the front of the property and completing the downstairs accommodation is the contemporary, partially tiled three piece shower room with mains dual shower. A split-level carpeted staircase leads to the upper floor, where there is an ideal space for a home office or snug with eaves storage. Located to the front with a Dormer window, affording excellent skyline views over the city, is the attractive and spacious principal bedroom benefiting from built-in wardrobes together with an elegant three piece en-suite bathroom with Victorian Roll-top bath. The property further benefits from double glazing and a gas central heating system with combi boiler. This is a must see to be fully appreciated!



Extras

All the fitted floor coverings, ceiling spotlights, blinds and shutters shall be included in the sale together with the built-in hob/oven/hood, integrated dishwasher and the American fridge freezer.

Gardens, driveway and garage

There is a beautifully manicured front garden, laid to lawn with attractive leafy borders with a driveway to the side leading to the sizeable single garage with electric door, power & light. The fully enclosed rear garden has a delightful Indian Sandstone paved patio with expanse of lawn beyond housing the garden shed. It should be noted that the rear garden benefits from a direct southerly aspect.

Viewing

By appointment with Neilsons on 0131 625 2222.





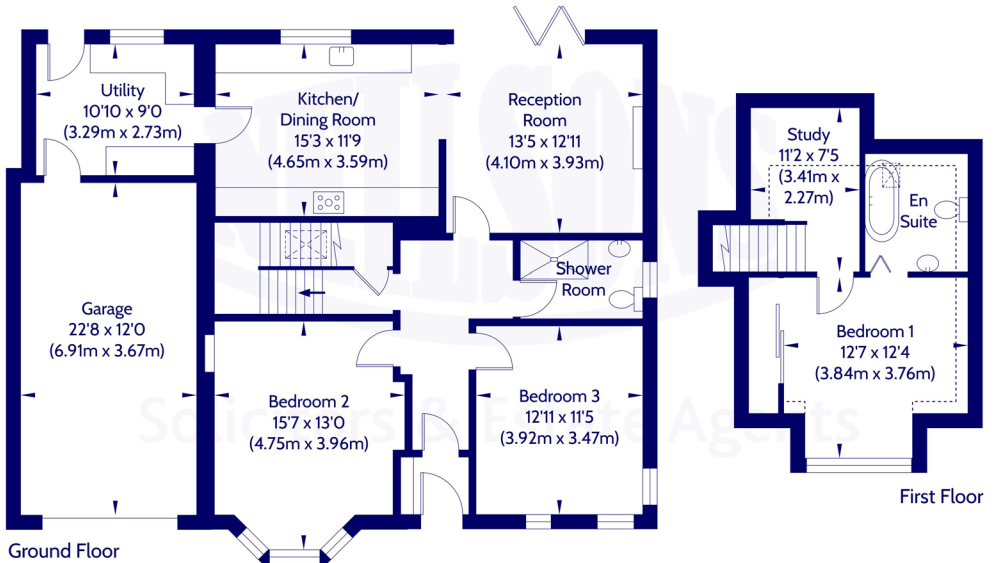
Location

Fairmilehead is a quiet, desirable residential district on the southern fringes of Edinburgh. Its proximity to the city bypass makes it ideal for the commuter with easy access to the A1, Edinburgh International Airport and the main Scottish motorway network system. There are also regular bus services to and from the city centre and surrounding areas and Fairmilehead is well served for schools with the property being in the catchment area for Pentland Primary and Firrhill High School. There are good local shops and services nearby including a large Morrisons superstore and just a short drive away is Straiton Retail Park including a M&S Food Hall, Sainsbury's, Asda, Costco & Ikea to name but a few. Excellent recreational opportunities in the area include several golf courses, Midlothian Snowsports Centre at Hillend and lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills Regional Park. The nearby Mortonhall Estate also offers numerous woodland walks, along with an excellent countryside pub/restaurant.





Approx. Gross Internal Floor Area 131.45 Sq M / 1414 Sq Ft.



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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