GILLESPIE MACANDREW

3 Caiystane Hill

Fairmilehead, Edinburgh, EH10 6SJ

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Entrance porch.
- Reception hall with storage.
- Spacious living room with feature fireplace.
- Family room/dining room with patio doors to rear.
- Modern fitted kitchen with appliances.
- Inner hallway with access to garage.
- Cloakroom/WC
- Utility room with access to rear garden.
- Upper landing with access to attic via Ramsay Ladder.
- Master bedroom with built in mirrored wardrobes & en suite shower room.
- Views to Edinburgh Castle.
- Two further bedrooms with storage - one with fitted bedroom furniture.
- Family bathroom with jacuzzi bath & shower attachment.
- Gas central heating.
- Double glazing.
- Alarm
- Private garden to front.
- Driveway leading to garage.
- Beautifully maintained Southwest facing garden at rear
- Unrestricted on street parking.

GENERAL DESCRIPTION

A delightful extended detached villa situated within the sought after Fairmilehead district to the South of the City Centre perfectly positioned for a wide range of local amenities. The property provides flexible living accommodation and boasts views towards Edinburgh Castle along with well-maintained gardens to the front and rear. The property would make a fabulous family home in a great location.

LOCATION

Fairmilehead is located at the foot of the majestic Pentland Hills approximately four miles south of Edinburgh City Centre. The popular residential area of Fairmilehead offers tranquil suburban living within easy reach of Edinburgh's major business hubs, amenities and attractions. The area falls within the catchment area for highly regarded Pentland Primary School and Firrhill High School. Fairmilehead is also ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. Fairmilehead enjoys excellent public transport links into the City Centre and beyond. It is also conveniently situated for access to the City Bypass, Edinburgh Airport, the M8/M9 and the Forth Road Bridge. Situated adjacent to the sought-after green belt, Fairmilehead is also ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling, dry slope skiing on the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses and there are full equestrian activities at Mortonhall. Fairmilehead also enjoys a good range of local amenities and supermarkets, while more extensive shopping and leisure facilities can be found at Straiton Retail Park, just a short drive away. Nearby Morningside boasts a vibrant main street brimming with independent retailers, thriving cafes, eateries, as well as Waitrose and Marks & Spencer supermarkets.

EXTRAS:
ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS. KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN, BUILT-IN MICROWAVE OVEN, COOKER HOOD, FRIDGE, DISHWASHER AND WASHING MACHINE. THERE WILL BE NO GUARANTEES FOR ANY OF THE WHITE GOODS. THE GREENHOUSE AND SUMMER HOUSE WILL ALSO BE INCLUDED IN THE SALE PRICE.

COUNCIL TAX BAND:	G
TRAIN STATION:	APPROXIMATELY 4 MILES TO HAYMARKET TRAIN STATION, APPROXIMATELY 2.6 MILES TO SLATEFORD TRAIN STATION
AIRPORT:	APPROXIMATELY 8.7 MILES TO EDINBURGH AIRPORT
BUSES:	WITHIN 100 METRES

Caiystane Hill,
Edinburgh,
Midlothian, EH10 6SJ

SquareFoot

Approx. Gross Internal Area
1747 Sq Ft - 162.30 Sq M
For identification only. Not to scale.
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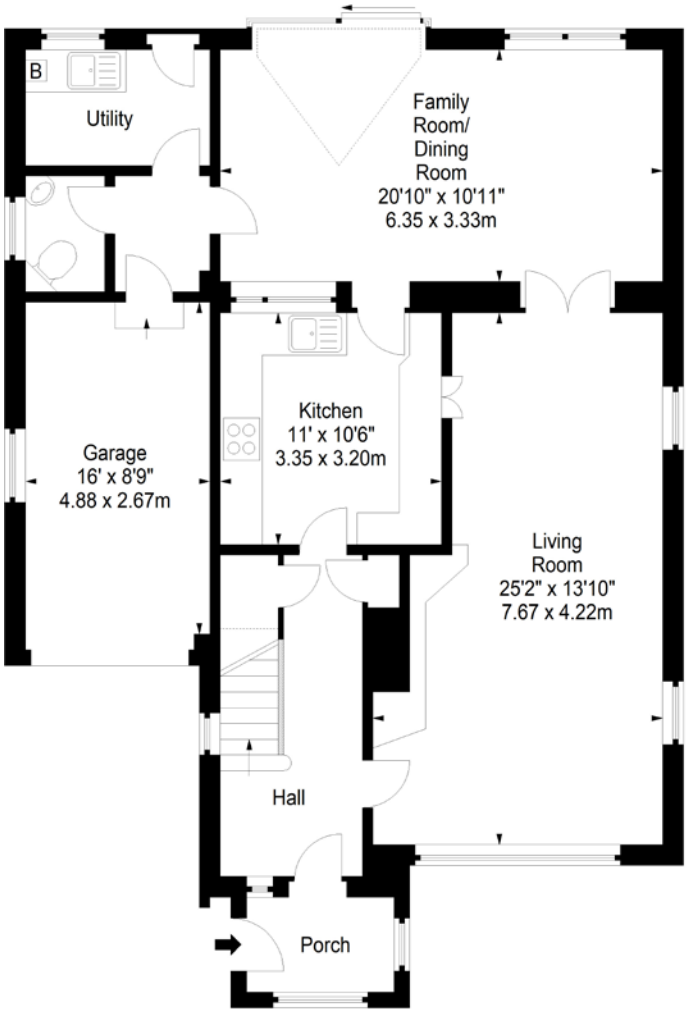
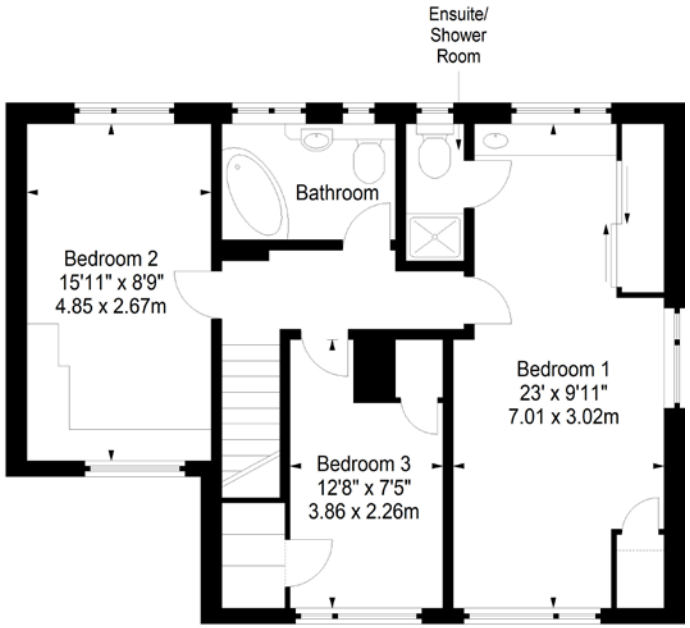


Ground Floor



First Floor

ENERGY PERFORMANCE CERTIFICATE RATING D

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.