



**19 Caiystane Hill**  
**Fairmilehead, Edinburgh, EH10 6TE**

CALL US ON 0131 447 4747

# 19 Caiystane Hill

## Fairmilehead, Edinburgh, EH10 6TE

For price and viewing information please visit  
[residential.gillespiemacandrew.co.uk](http://residential.gillespiemacandrew.co.uk) or call 0131 447 4747

- Bright and spacious hallway with under stair storage.
- Large dual aspect, open plan living and dining room with an abundance of natural light and feature fireplace.
- Generous kitchen with floor and wall-mounted units and period features. The appliances include a four-ring gas hob with extractor hood and light, oven, free-standing fridge/freezer, washing machine and dishwasher. Window overlooking the rear garden.
- Open plan with the kitchen, there is an additional large dual aspect family room/dining room with door leading out to the garden.
- Large downstairs WC.
- Upstairs hosts another spacious hallway, with two large storage cupboards.
- Double bedroom to the front of the property, overlooking the quiet residential street, with large, fitted wardrobes.
- A further double bedroom to the front of the property.
- Spacious double bedroom to the rear of the property with fitted wardrobes and window overlooking the rear garden.
- The family bathroom comprises of a three-piece suite including bath with shower over, WC, wash-hand basin and heated towel rail.
- Large attic space with Ramsay ladder.
- Single garage.
- Vast, and very well-maintained, front and rear gardens with beautiful mature shrubs and plants. The rear garden benefits from a paved area, perfect for al-fresco dining.

## GENERAL DESCRIPTION

A delightful, detached villa in the peaceful residential district of Fairmilehead, with fantastic potential to create a charming family home. The property is a short journey to the south of Edinburgh City Centre and close to a range of local amenities. Benefitting from a large driveway, single garage and beautifully maintained sunny gardens surrounding the entire perimeter of the property.





## 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 in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses and there are full equestrian activities at Mortonhall. Fairmilehead 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, and a Waitrose supermarket.

### EXTRAS:

ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, CURTAINS, POLES AND WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, OVEN, COOKER HOOD, FREE-STANDING FRIDGE/FREEZER, WASHER DRYER AND DISHWASHER. THERE NO GUARANTEES FOR THE WHITE GOODS.

COUNCIL TAX BAND - G

TRAIN STATION - APPROXIMATELY 4.4 MILES TO HAYMARKET STATION.

AIRPORT - APPROXIMATELY 10 MILES TO EDINBURGH AIRPORT.

BUSES - WITHIN 300 METRES.



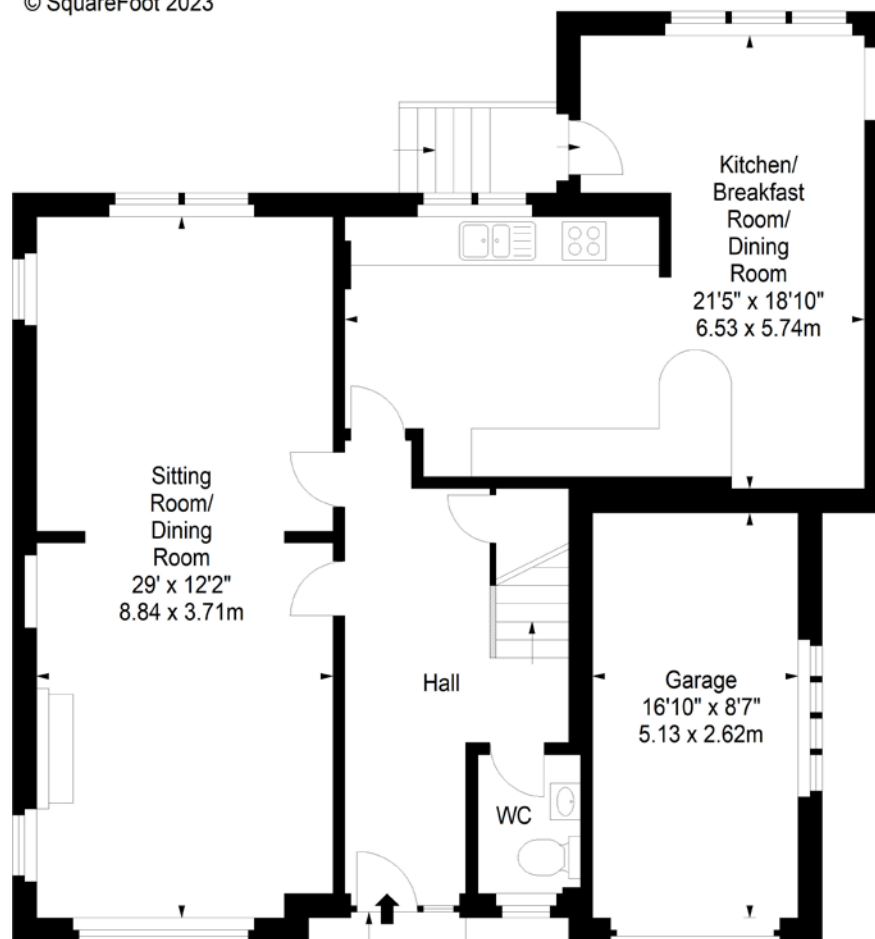
**Caiystane Hill,  
Edinburgh, EH10 6TE**



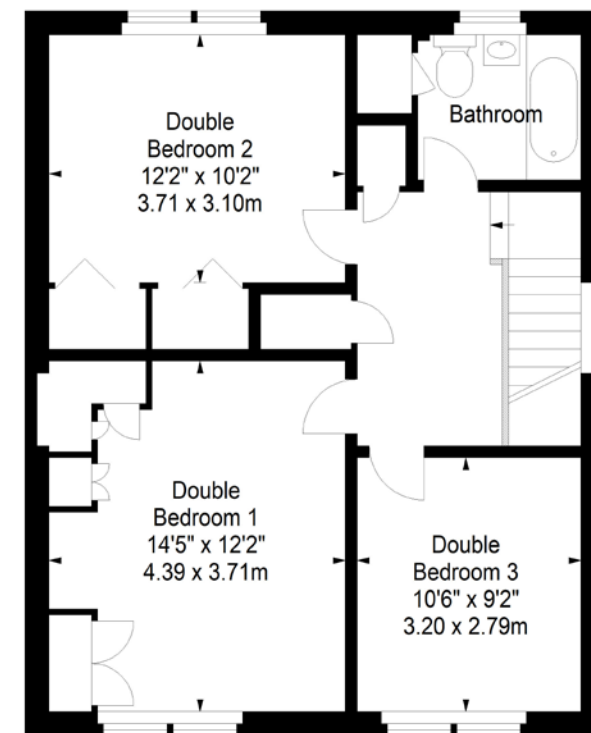
Approx. Gross Internal Area  
1645 Sq Ft - 152.82 Sq M  
(Including Garage)  
For identification only. Not to scale.  
© SquareFoot 2023



ENERGY PERFORMANCE  
CERTIFICATE RATING D



Ground Floor



First Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY  
T: 0131 447 4747 F: 0131 447 9555

WEBSITE: [RESIDENTIAL.GILLESPIEMACANDREW.CO.UK](http://RESIDENTIAL.GILLESPIEMACANDREW.CO.UK)

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.