



COULTERS[©]

WELCOME TO:

WEST CAIYSTANE ROAD

8 West Caiystane Road, Fairmilehead, Edinburgh, EH10 6RSA



WEST CAIYSTANE ROAD AT A GLANCE:



Sought-after
Fairmilehead location



Detached
home



Flexible
accommodation



Minutes from
local amenities



Gardens, garage
and a driveway



Pentland Hills Regional
Park nearby

EXTRAS:

All fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note that other items may be available through separate negotiation.

Please note that this is an executry sale. Confirmation has been applied for but not yet issued. We recommend that any prospective purchaser should discuss the implications of this with their solicitor prior to offering. Anticipated receipt of Completion is early December 2023 although this cannot be guaranteed.



A LITTLE BIT ABOUT THE PROPERTY:

Bright and versatile accommodation is in abundance with this well-presented detached bungalow in sought-after Fairmilehead. Boasting three generous living and reception areas it offers fantastic potential for a family looking to settle in this neighbourhood and create a home in their own style. The enclosed garden presented in immaculate condition further enhances its appeal as does the driveway and garage. Within walking distance of Fairmilehead Public Park, and a short drive from the bars, shops, and restaurants of Morningside, along with local schooling, it is a superb opportunity.

- Elegant living room with bay windows overlooking the front garden and a focal living flame fire.
- Well-appointed kitchen with appliances included. Leads into the adjacent family room.
- Impressive sitting room overlooking the rear garden and providing access via sliding patio doors to the patio area.
- Sizeable dining room adjoining the sitting room via sliding doors.
- Large, fully tiled wet room and separate family bathroom.
- Bright carpeted principal double bedroom with bespoke over-bed storage.
- Two light and airy carpeted double bedrooms both with built-in wardrobes and views over the Pentland Hills.
- Fourth bedroom or study on the ground floor.
- Neat front garden and enclosed rear garden with a shed.
- Excellent storage available in the floored attic spaces.
- Gas central heating and double glazing throughout.
- Double-car driveway and garage.





LOCATION, LOCATION, LOCATION:

A residential location, Fairmilehead lies approximately three miles south of Edinburgh City Centre. There is an array of wonderful scenic open green spaces to explore such as Fairmilehead Public Park, Bonaly Country Park, and The Pentland Hills Regional Park. For even more recreational and active pursuits, popular golf courses such as Kingsknowe, Merchants of Edinburgh, and Braid Hills are minutes away.

Discover bustling restaurants and bars in nearby Morningside including Pizza Express, The Merlin, The Canny Manns, and Mia's Italian Kitchen, or spend the evening at the Dominion Cinema or Church Hill Theatre. For everyday shopping, Buckstone has a local newsagent and

convenience store, and you can find a Waitrose and Marks and Spencer Simply Food on Morningside Road with other choices available at Straiton Retail Park.

It is a perfect location for both Heriot-Watt and Napier Universities, as well as Edinburgh Park. Schooling includes Pentland Primary School and Firrhill High School with private options such as Merchiston Castle School and George Watson's College.

Regular bus services take you to the City Centre and surrounding areas, and there is quick access to the City Bypass, motorway network, and Edinburgh International Airport.



FLOOR PLAN:



8 West Caiystane Road, Fairmilehead, Edinburgh, EH10 6RSA

Approx. Gross Internal Area

1,916 Sq Ft - 178 Sq M

For identification only. Not to scale.

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WE'D LOVE TO
HEAR FROM YOU:

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