

Jardine Phillips
Solicitors • Estate Agents

FAIRMILEHEAD

11 CAIYSTANE DRIVE
EH10 6SS



3



1



2

EPC RATING: E

FIXED PRICE £375,000

PROPERTY DESCRIPTION

- Hall with handy downstairs storage
- Wide open plan sitting and dining rooms with windows front & rear and fireplace with gas coal effect fire
- Galley kitchen with good range of light wood units & appliances with hatch to dining area, window to side and door to the rear porch which is a veritable sun trap
- Two good sized double bedrooms both with fitted cupboards
- Bedroom three is a good sized single room with fitted storage, currently also used as a study
- Boarded & insulated loft room
- Wet shower room with contemporary fittings including built in vanity sink and wc
- Gas central heating from combi boiler fitted in 2011 and double glazed windows
- Stunning sunny rear garden with patio for sitting out and borders full of shrubs & plants surrounding a great lawned area
- Beautiful front garden with off street parking and garage with freezer & tumble dryer



VIEWING

By Appointment

tel. Jardine Phillips on

0131 446 6850





BEAUTIFUL THREE BED FAMILY HOME WITH STUNNING SOUTH WEST FACING GARDEN IN CATCHMENT FOR GREAT SCHOOLS

This well loved semi would make a perfect home for a young family being within walking distance of the very popular Pentland Primary and Firrhill High Schools. Loads of potential to extend if required. Lots of supermarkets in the vicinity and a short drive to all the amenities of Morningside or Straiton. Perfect for those that like the outdoors being just minutes from wonderful walks around the Pentland Hills. Excellent transport links from the main road too.

AREA

Caiystane is a very popular suburban area in the south of the city, only a 20 minute commute into the city centre. The area has good local supermarkets (including Morrisons & Aldi) and is just a short drive away from Morningside with its wide range of retailers, coffee shops, bars & restaurants, together with a library, cinema & theatre. Straiton is also very close by with an amazing array of retail outlets. The local school catchment is excellent and the property is in walking distance to Pentland & St Marks Primary Schools and Firrhill High School. There is a great range of gym/leisure facilities available a short drive away at Craiglockhart. The house is also well placed for lots of walks and open spaces including the Pentland Hills, Fairmilehead Park, Braidburn Valley Park and Hillend Snowsports Centre. There is easy access both into town, via the numerous bus services, and out of town to the city bypass and the motorway network beyond.

GARDEN

Stunning sunny rear garden with patio for sitting out and borders full of shrubs & plants surrounding a great lawned area.

PARKING

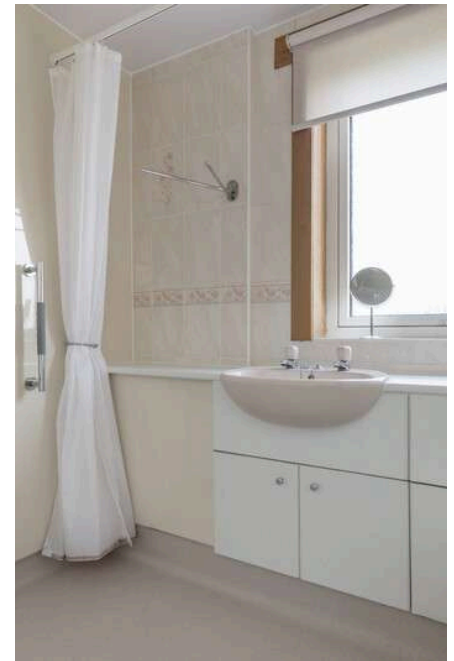
Garage, driveway and off-street parking.

EXTRAS

The blinds/curtains, light fittings, freestanding cooker, fridge, freezer, washing machine and tumble dryer are included in the sale but warranty is excluded.

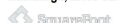
HOME REPORT VALUATION

£375,000



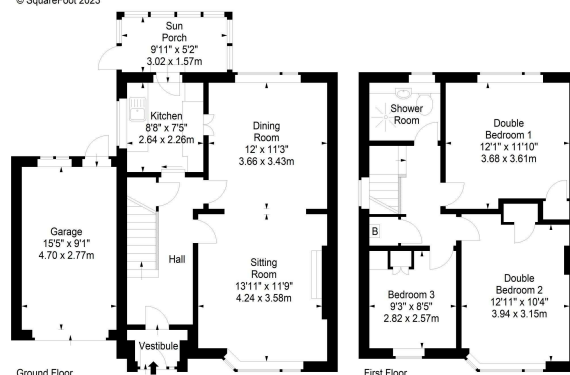
Sitting room	13'11 x 11'9 (4.24 x 3.58m)
Dining room	12' x 11'3 (3.66 x 3.43m)
Kitchen	8'8 x 7'5 (2.64 x 2.26m)
Sun Porch	9'11 x 5'2 (3.02 x 1.57m)
Bedroom 1	12'1 x 11'10 (3.68 x 3.61m)
Bedroom 2	12'11 x 10'4 (3.94 x 3.15m)
Bedroom 3	9'3 x 8'5 (2.82 x 2.57m)

Caiystane Drive,
Edinburgh, EH10 6SS



Approx. Gross Internal Area
1213 Sq Ft - 112.69 Sq M
(including Garage)

For identification only. Not to scale.
© SquareFoot 2023



Prospective purchasers are requested to note formal interest with the Selling Agents through their Solicitors as soon as possible after viewing, in order that they may be kept advised of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer.

While these particulars are believed to be correct, their accuracy is not warranted and they do not form part of any contract. Detailed measurements ought to be taken personally.

None of the services or appliances within the property have been tested by the Selling Agents, therefore no warranty can be given as to their condition.

No responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn.

