



GILSON GRAY

LAW • PROPERTY • FINANCE

71 CAIYSIDE

Fairmilehead, Edinburgh, EH10 7HW



This rarely available six-bedroom detached house is a well-presented executive property which covers over 2,204 square feet. It offers substantial accommodation and a high degree of versatility, providing two reception rooms, a large kitchen, and three washrooms. It also enjoys generous storage, as well as landscaped gardens and private parking for multiple cars. The home is set on a quiet cul-de-sac in sought-after Fairmilehead, enjoying stunning views of the Pentland Hills to the front and proximity to amenities, schools, and transport links. Inside, a reception hall welcomes you in, providing built-in storage and a WC. To the right is the living room, which has expansive dimensions spanning the entire depth of the property. It can accommodate a wide choice of furnishings; plus, it is bathed in natural light from dual-aspect glazing, including patio doors that extend the space out into the rear garden. A handsome focal-point fireplace completes the room. The dining room is adjacent, providing a large reception area for family meals.

FEATURES

- An executive detached house in Fairmilehead
- Covering over 2,204 square feet
- Reception hall with storage and a WC
- Expansive, dual-aspect living room
- Spacious dining room with garden views
- Utility room with alternate garden access
- Naturally-lit landing with airing cupboard
- Four spacious double bedrooms
- One flexible single bedroom
- Versatile study/sixth bedroom
- Contemporary en-suite shower room
- Bathroom with overhead rainfall shower
- Excellent storage and built-in wardrobes
- Landscaped gardens to the front and rear
- Double driveway and integral garage





Next door, the breakfasting kitchen is equally spacious, ensuring room for another table and chairs. It has a well-appointed range of cabinets and generous worksurface space. It also comes with a selection of integrated appliances. A neighbouring utility room provides further storage and space for freestanding appliances. Completing the ground floor is a versatile study/sixth bedroom. The five remaining bedrooms are upstairs off a naturally-lit landing with an airing cupboard. Each room has light décor and fitted carpeting for comfort. The large principal suite also benefits from two built-in wardrobes and a contemporary en-suite shower room. Bedrooms two and three are also doubles with built-in storage. The fourth bedroom is a double too, whilst the fifth bedroom is a flexible single with a wall-to-wall mirrored wardrobe. A pristine family bathroom (in white) completes the accommodation, providing a three-piece suite and overhead rainfall shower.

Externally, the home has landscaped gardens to the front and rear; the latter is fully enclosed and arranged for families, offering a neat lawn and patio area and excellent privacy. Private parking is also provided via a double driveway and an integral garage, with convenient access to the hall.

Extras: integrated kitchen appliances (five-burner gas hob, concealed extractor, eye-level double oven, and washing machine) to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.





FAIRMILEHEAD, EDINBURGH

Located at the foot of the majestic Pentland Hills and approximately five 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. Situated adjacent to the sought-after green belt, Fairmilehead is ideal for outdoor enthusiasts with access to a wide selection of pursuits including walking, cycling and dry-slope skiing in the Pentland Hills; golfing at Swanston, Mortonhall and Braid Hills golf courses; and 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 high street brimming with independent retailers, thriving cafes and eateries. Fairmilehead is ideally situated for access to some of Edinburgh's finest independent schools including George Watson's College and George Heriot's School. The area also falls within the catchment area for highly regarded state schools. 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 Queensferry Crossing.

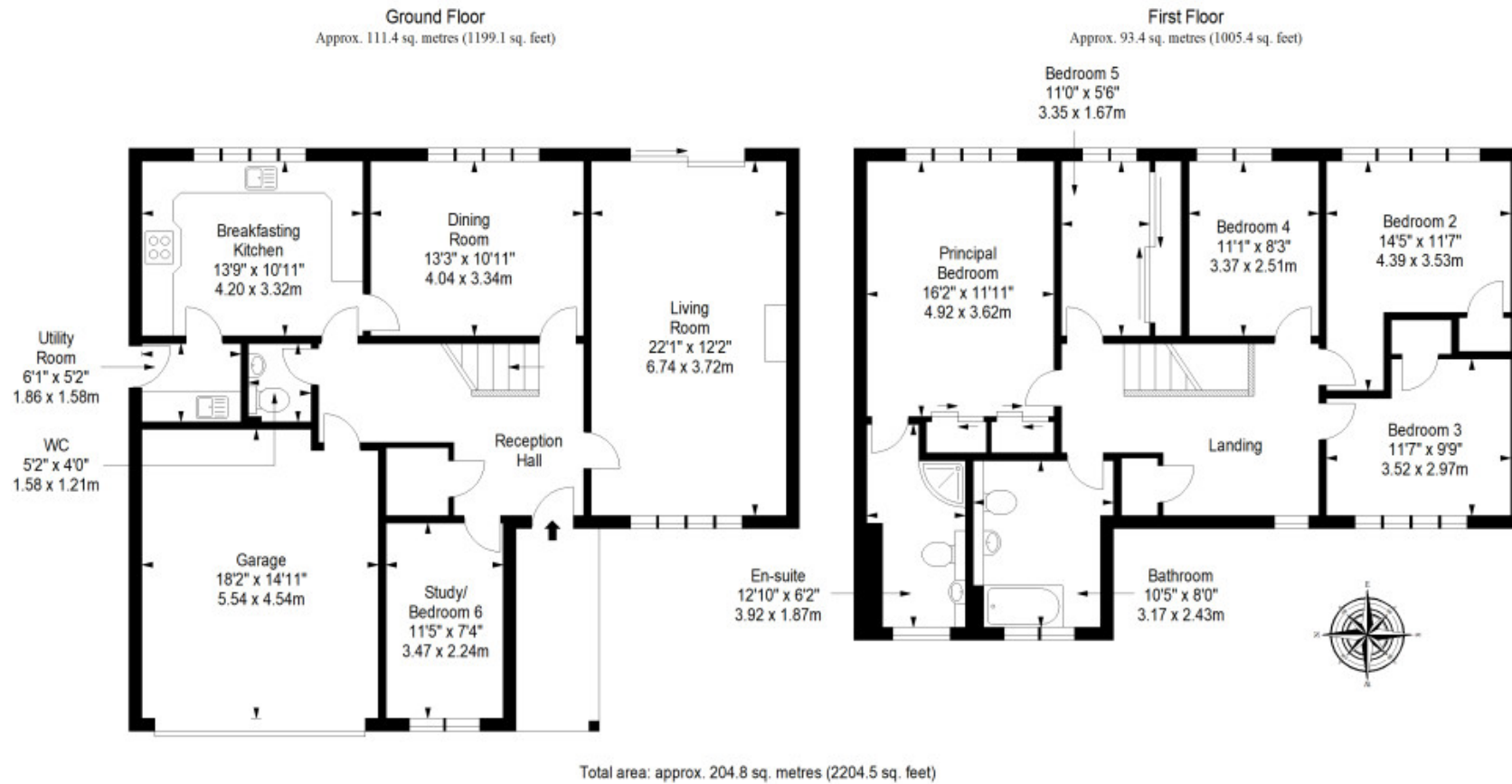
EPC RATING:



COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366





GILSONGRAY.CO.UK

EDINBURGH

29 Rutland Square
EH1 2BW
0131 516 5366



GLASGOW

160 West George Street
G2 2HQ
0141 530 2021



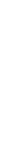
EAST LOTHIAN

33 Westgate
EH39 4AG
01620 893 481



DUNDEE

2 West Marketgait
DD1 1QN
01382 201 000



BORDERS

01890 880 008



@gilsongrayprop gilson gray property gilson gray property @gilsongrayprop

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