



boyd property

19 Caiystane Gardens
EDINBURGH | EH10 6TB

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Description

Boyd Property are delighted to present to the market this well-presented, quietly positioned two-bedroom semi-detached house, located in the sought after Fairmilehead area, to the south of the city centre. The property is offered to the market in good order and the accommodation briefly comprises a welcoming entrance hall, a bright and spacious lounge/dining room with wood-burning stove, a well-equipped kitchen with range cooker, fridge/freezer, dishwasher and washing machine. A carpeted staircase leads to the upper landing which gives access to two double bedrooms and the family bathroom. There is also a part-floored attic. The property benefits from gas central heating, double glazing, private gardens, driveway, detached garage and a superb garden room/office. Viewing is highly recommended to fully appreciate what this property has to offer.

Location

Situated at the foot of the Pentland Hills Regional Park is Caiystane: a residential area just over three miles south of Edinburgh city centre. The area benefits from a range of good local amenities, whilst nearby Straiton Retail Park offers over 40 stores including high-street outlets, eateries and supermarkets. Enjoying the outdoors couldn't be easier with lovely walks and cycle paths in the surrounding greenbelt areas, pony trekking and dryslope skiing in the Pentland Hills, full equestrian facilities at Mortonhall, fly fishing in the reservoirs in Balerno and a range of golf courses, including Mortonhall and Braid Hills, all nearby. The area is ideally situated for access to some of Edinburgh's best independent schools including George Watson's College and George Heriot's School and it falls within the catchment area for highly regarded Pentland Primary School and Firrhill High School. The area enjoys a good public transport system with regular day and night buses to the city centre. The proximity of Edinburgh City Bypass makes commuting by car both quick and convenient. Edinburgh International Airport is less than 10 miles away and can be reached in a 15-minute commute.

Extras

All fitted floor coverings and integrated kitchen appliances.

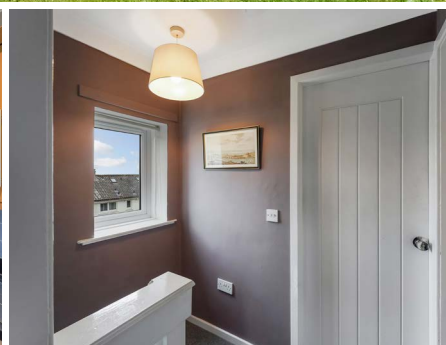
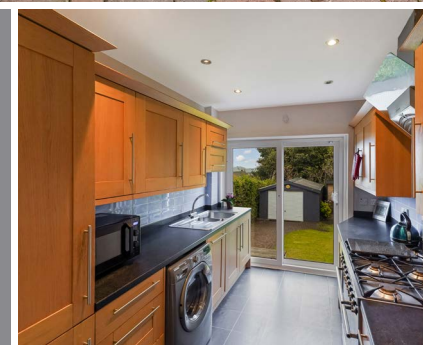


Features

- Entrance hall
- Lounge/Dining room
- Kitchen
- Upper landing
- 2 Bedrooms
- 1 Bathroom
- Double glazing
- Gas central heating
- Private front & rear gardens
- Summer house/home office
- Driveway
- Detached garage

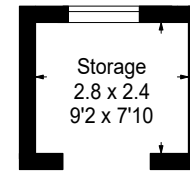


A well-presented, quietly positioned two-bedroom semi-detached house, located in the sought after Fairmilehead area, to the south of the city centre.

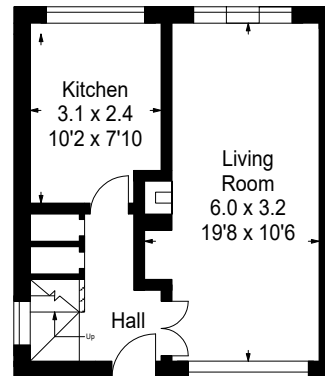
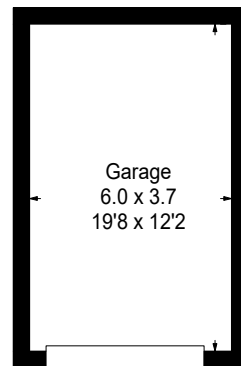


For price and viewing information please scan the QR code.

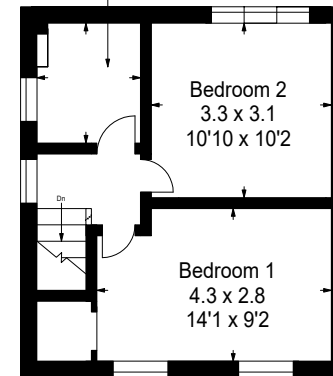
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Bathroom
2.2 x 1.9
7'3 x 6'3



IN
Ground Floor



First Floor

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Approximate Internal Floor Area 710 Sq Ft / 66 SqM

This plan is for layout guidance only and is not drawn to scale. Whilst every care is taken in the preparation of this plan, please check all dimension and shapes before making any decision reliant upon them. All room dimensions taken through cupboard/wardrobes to wall surface where possible or to surfaces indicated by arrow heads. (ID 110927)

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