



22 Caiystane Avenue
Fairmilehead, Edinburgh, EH10 6SF

CALL US ON 0131 447 4747

22 Caiystane Avenue Fairmilehead, Edinburgh, EH10 6SF

For price and viewing information please visit
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- Reception hall with excellent storage.
- Attractive sitting room with feature fireplace & storage.
- Modern fitted breakfasting kitchen with appliances & Pantry.
- Access to rear garden.
- Side porch off the kitchen benefitting from storage.
- Superb, generously proportioned living room/dining room with feature gas fire.
- Good sized double bedroom.
- Contemporary fitted bathroom with shower.
- Upper landing with storage within the eaves.
- Main double bedroom with fitted wardrobes & views to Braid Hills.
- Third double bedroom with views to Firth of Forth, Forth Bridges & Fife.
- Shower room.
- Gas central heating.
- Double glazing.
- Alarm.
- Well maintained private garden to front.
- Driveway.
- Pathway to either side of property.
- Enclosed beautifully maintained garden at rear with decking area.
- Unrestricted on street parking. Flexible living accommodation.
- Potential to develop further subject to the usual planning consents.

GENERAL DESCRIPTION

An immaculately presented detached villa situated in the sought after Fairmilehead district of the city, a short journey to south of Edinburgh City Centre. There is a range of amenities close at hand and the property would make a fabulous family home in a great location.





LOCATION

Fairmilehead is a quiet, desirable residential district on the southern fringes of Edinburgh. Its proximity to the city bypass makes it ideal for the commuter with easy access to the A1, Edinburgh International Airport and the main Scottish motorway network system. There are also regular bus services to and from the city centre and surrounding areas and Fairmilehead is well served for schools with the property being in the catchment area for Pentland Primary and Firrhill High School. There are good local shops and services nearby including a large Morrisons superstore and just a short drive away is Straiton Retail Park including a M&S Food Hall, Sainsbury's, Asda, Costco & Ikea to name but a few. Excellent recreational opportunities in the area include several golf courses, Midlothian Snowsports Centre at Hillend and lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills Regional Park. The nearby Mortonhall Estate also offers numerous woodland walks, along with an excellent countryside pub/restaurant.

EXTRAS: ALL FITTED CARPETS AND FLOOR COVERINGS, LIGHT FITTINGS, WINDOW BLINDS, CURTAIN POLES, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, NEFF DOUBLE OVEN, COOKER HOOD, FRIDGE/FREEZER, DISHWASHER, AUTOMATIC WASHING MACHINE AND THE GARDEN SHED IN REAR GARDEN WILL ALSO BE INCLUDED. THE SOFA AND CHAIR WITHIN SITTING ROOM, KITCHEN TABLE AND CHAIRS AND WARDROBE IN DOWNSTAIRS BEDROOM MAY BE AVAILABLE THROUGH NEGOTIATION.

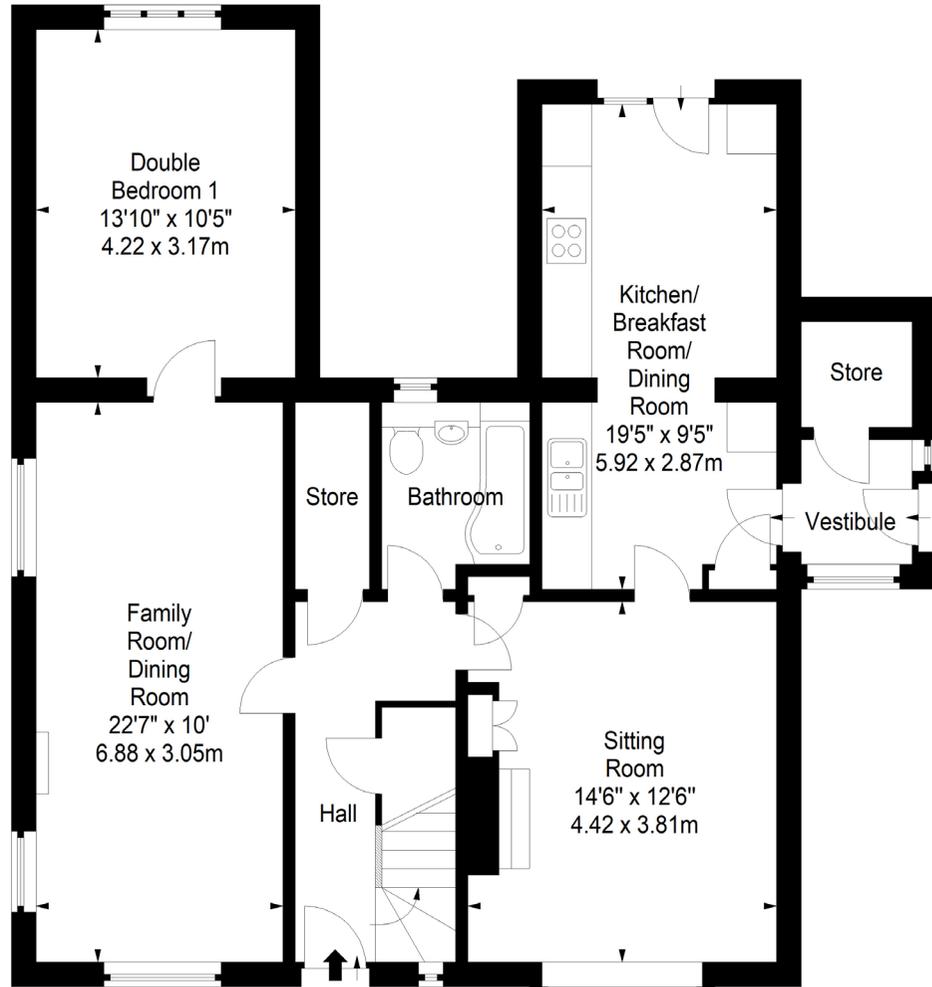


COUNCIL TAX BAND	F.
TRAIN STATION	APPROXIMATELY 2.6 MILES TO SLATEFORD TRAIN STATION.
	APPROXIMATELY 4.1 MILES TO HAYMARKET TRAIN STATION.
AIRPORT	APPROXIMATELY 8.6MILES TO EDINBURGH AIRPORT.
BUSES	WITHIN 200 METRES.

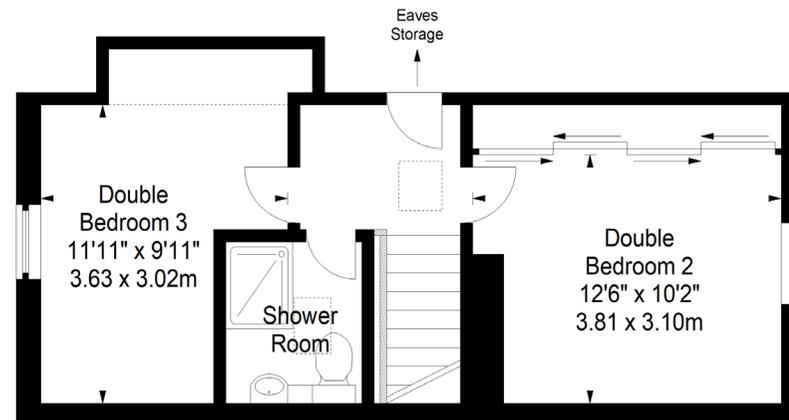
Caiystane Avenue,
Edinburgh, EH10 6SF



Approx. Gross Internal Area
1386 Sq Ft - 128.76 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



ENERGY PERFORMANCE
CERTIFICATE RATING E

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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

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.