



# 56 Caiystane Gardens

Fairmilehead, Edinburgh, EH10 6SY



VMH ESTATE AGENTS



Virtually staged



## Generous semi-detached family home in prime area, with scope for modernisation & upgrading

- Sitting/dining room
- Kitchen with garden access
- 3 double bedrooms
- Wet room with 3-piece suite
- Bathroom & separate WC
- Flexible family accommodation
- Front & rear gardens
- Garage & driveway
- Excellent location close to amenities
- Gas central heating & double glazing

**Offers Over: £375,000**

**EPC Rating: D**

**Council Tax: E**

**Tenure: Freehold**

Further information can be found in the home report.

**vmh.co.uk**

# About the Property

Located in the highly sought-after Fairmilehead area, this generous three bedroom semi-detached property presents an exciting opportunity to acquire a well-proportioned home in a prime location.

The accommodation is bright, spacious and flexible, offering excellent scope for modernisation and upgrading, allowing the purchaser to create a home tailored to their own style and requirements.

The property is complemented by well-maintained gardens to the front and rear, providing attractive outdoor space for both relaxation and entertaining. Further benefits include gas central heating, double glazing, an integral single car garage and a private driveway, adding to the overall practicality and appeal of the home.

Please note, the staged images are for illustration purposes.

## Extras

To include all fitted carpet, curtains, blinds, oven, hob, fridge/freezer & washing machine.

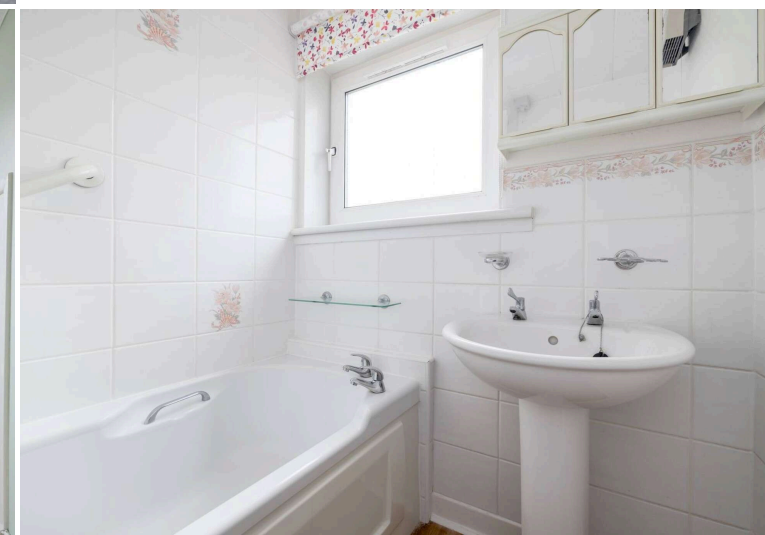




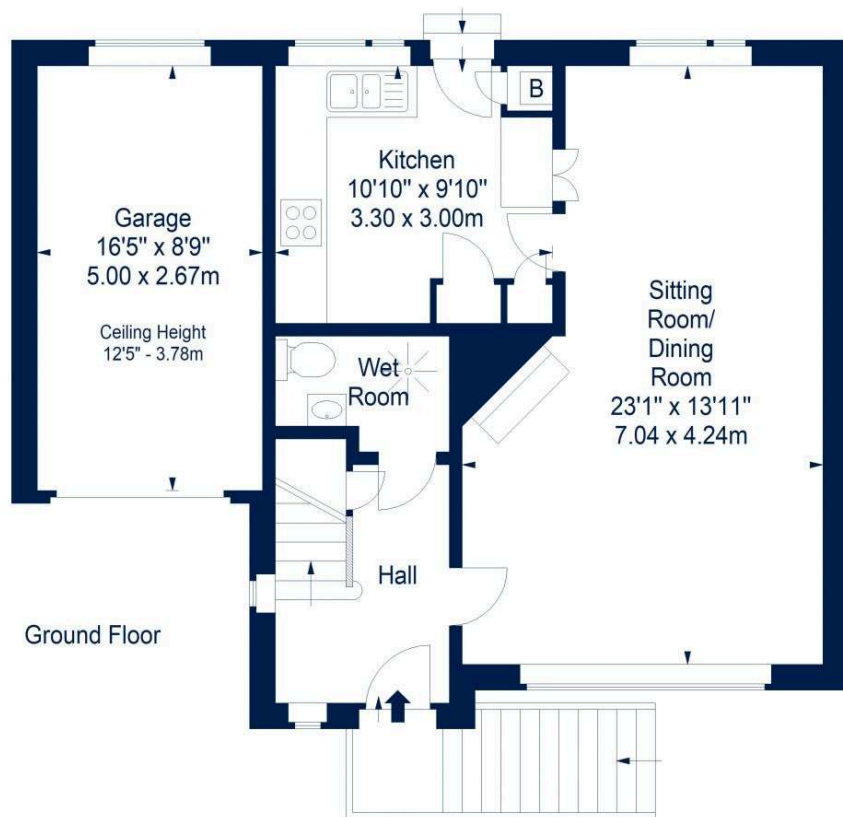
Virtually staged

## Location

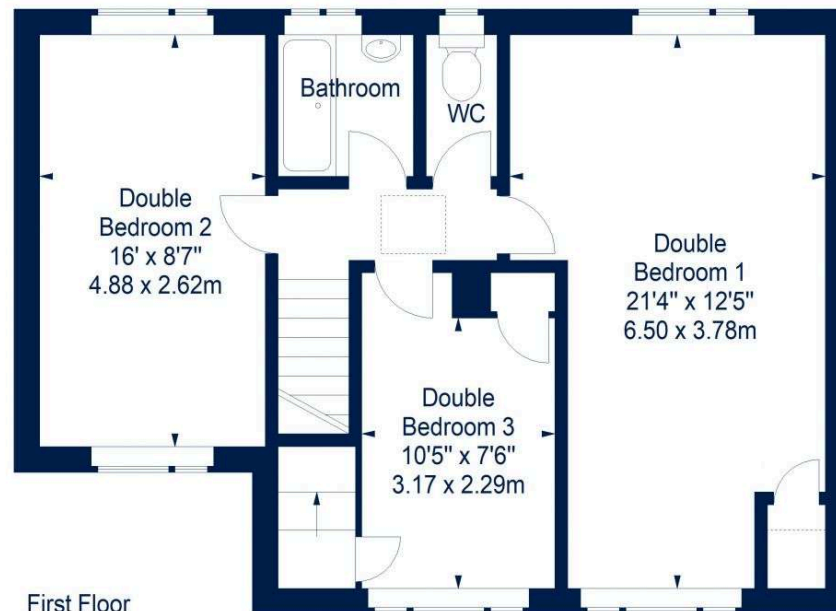
Situated a few miles south of the city centre, Fairmilehead is a quiet popular residential area. Its proximity to the city bypass makes it ideal for the commuter with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, University of Edinburgh, The Forth Road Bridge, Fife and beyond. Regular buses service the area to and from the city centre. Fairmilehead is well served for both primary and secondary schools and there are local shops, a bank and a post office nearby. There is also a large Morrisons close by and a Tesco at Oxbgangs. Excellent recreational opportunities in the area include several golf courses, lovely walks at Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill and the Pentland Hills.



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Ground Floor



House - Approx. Gross Internal Area - 1109 Sq Ft - 103.03 Sq M  
Garage & Store - Approx. Gross Internal Area - 173 Sq Ft - 16.07 Sq M

For identification only. Not to scale. © SquareFoot 2025





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