

**9 Caiystane Avenue
Edinburgh EH10 6SA**

Offers Over £560,000

- Charming 3 bedroomed detached bungalow
- Bay windowed lounge
- Second living room with access to rear garden
- Kitchen with ample storage
- 3 double bedrooms all with fitted wardrobes offering ample storage space
- Family shower room
- Private front and rear gardens
- Driveway with garage

**Council Tax Band: G
Tenure: Freehold**



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3



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EPC D



Detached Bungalow

9 Caiystane Avenue is a charming three-bedroom detached bungalow, ideally suited as a family home, located in the highly sought-after Fairmilehead area of the city. Perfectly positioned within easy reach of local amenities, this versatile property offers generous living space and a flexible layout, making it an ideal setting for family life while providing excellent potential for future growth with room to extend out and up (subject to relevant planning).

The property comprises a welcoming hallway with a large storage cupboard and access to the loft, offering excellent practicality. A bright and airy bay-windowed lounge offers a relaxing space, with a decorative fireplace that brings warmth and charm to the room and could be used as a fourth bedroom. The well-equipped kitchen provides ample storage, an electric hob and oven, integrated fridge freezer, including a door that offers practical side access to the property. A second living room offers great flexibility, stove, patio doors to rear providing access to the rear garden. There are three double bedrooms all with fitted wardrobes offering ample storage whilst the family shower room provides a walk in shower with mains shower and two piece suite. Additional benefits include gas central heating and double glazing throughout, ensuring comfort and efficiency. **Please note: no warranties are given for the systems.** Externally, the property enjoys well maintained private front and rear gardens, offering both space and seclusion. The rear garden features a summerhouse and separate shed for additional storage, creating a pleasant and tranquil outdoor retreat. Parking needs are well catered for with on-street options, in addition to a private driveway and garage, further adding to the overall convenience and appeal of this attractive home.

Fairmilehead is renowned for its peaceful, family-friendly atmosphere, excellent amenities, and proximity to some of Edinburgh's most beautiful natural landscapes. Residents enjoy easy access to the Pentland Hills, Braid Hills, and a variety of walking and cycling routes, while the area's strong selection of schools makes it especially appealing to families. Combined with local shops and convenient transport links, this creates a superb location for those seeking a tranquil residential setting with excellent connections to the city. The area offers a wealth of shopping options, including a variety of independent retailers as well as Aldi, Tesco, and Morrisons supermarkets. The nearby districts of Morningside and Bruntsfield provide an even greater selection of shops, along with a cinema, theatres, and an array of restaurants and cafés for evening entertainment. Families will appreciate the excellent local schooling, with Pentland Primary School, St Mark's Primary School and Firrhill High School all within easy reach. The Pentland Hills and numerous country park walks on their doorstep, along with a range of recreational facilities such as several popular golf clubs, Craiglockhart Tennis and Sports Centre, Pentland Country Park, and Hillend Ski Centre. The City Bypass is just a short drive away at Dregghorn or Fairmilehead, connecting to the central belt motorway network, the south, and Edinburgh International Airport.

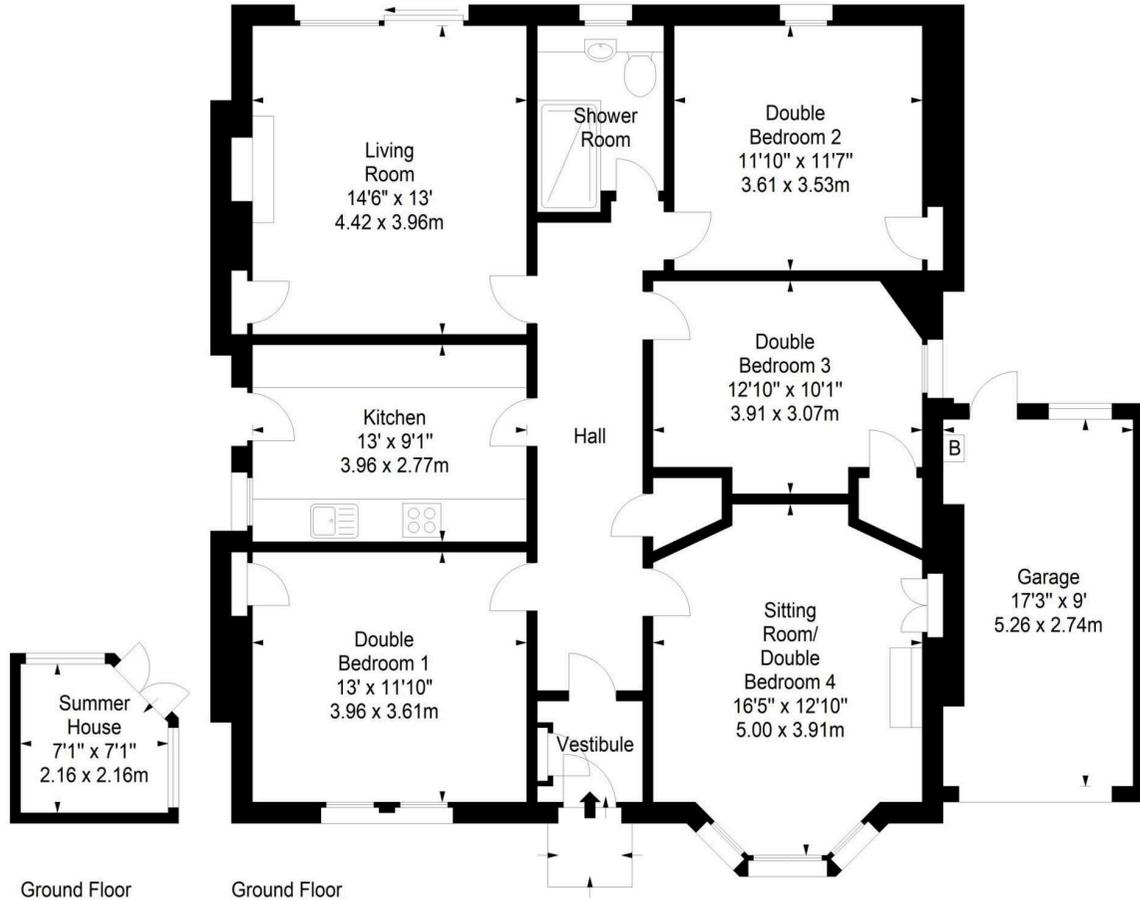




Caiystane Avenue,
Edinburgh,
Midlothian, EH10 6SA



Approx. Gross Internal Area
1190 Sq Ft - 110.55 Sq M
Garage & Summer House
Approx. Gross Internal Area
191 Sq Ft - 17.74 Sq M
For identification only. Not to scale.
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Ground Floor

Ground Floor



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