



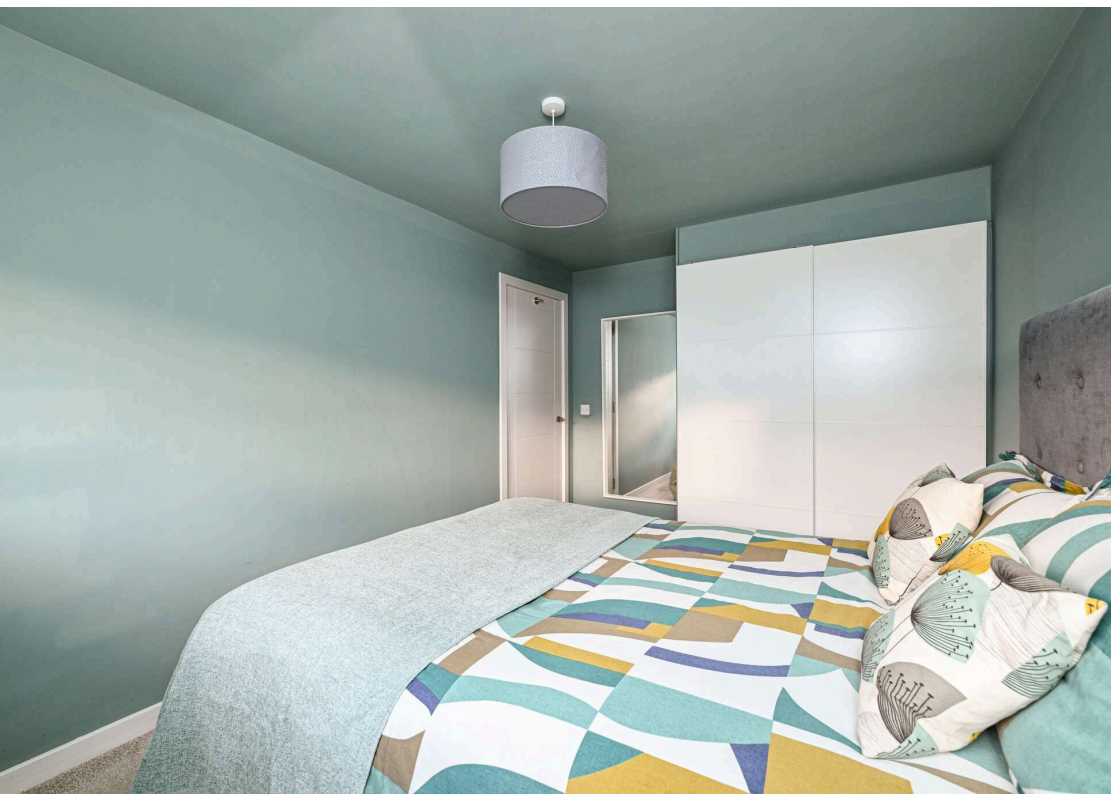


Welcome

Welcome to Caiystane Gardens, a beautifully presented, extended, semi-detached family home offering flexible and well-proportioned accommodation with the added benefit of a converted attic room, ideal for use as a home office, guest room or additional living space. The property further benefits from a converted garage currently used as an art room and storage. Private gardens with a decking area and pergola seating area along with a driveway compliment the outside space. The property is ideally located at the foot of the majestic Pentland Hills lying 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, along with reputable schooling and swift transport links. Presented to the market in excellent order throughout, we would recommend and early viewing.

- Entrance hallway
- Front facing living room
- Modern dining kitchen, bi folding doors access the garden
- Newly installed shower room on the ground level
- Two double bedrooms
- Large attic room with fabulous views
- Family bathroom comprising WC, wash hand basin, bath with shower over
- Study/single bedroom
- Double glazing
- Gas central heating
- Electric underfloor heating in the shower room and kitchen
- Private gardens to the front and rear
- Garage split to form an art studio and storage area
- Driveway with on street parking available







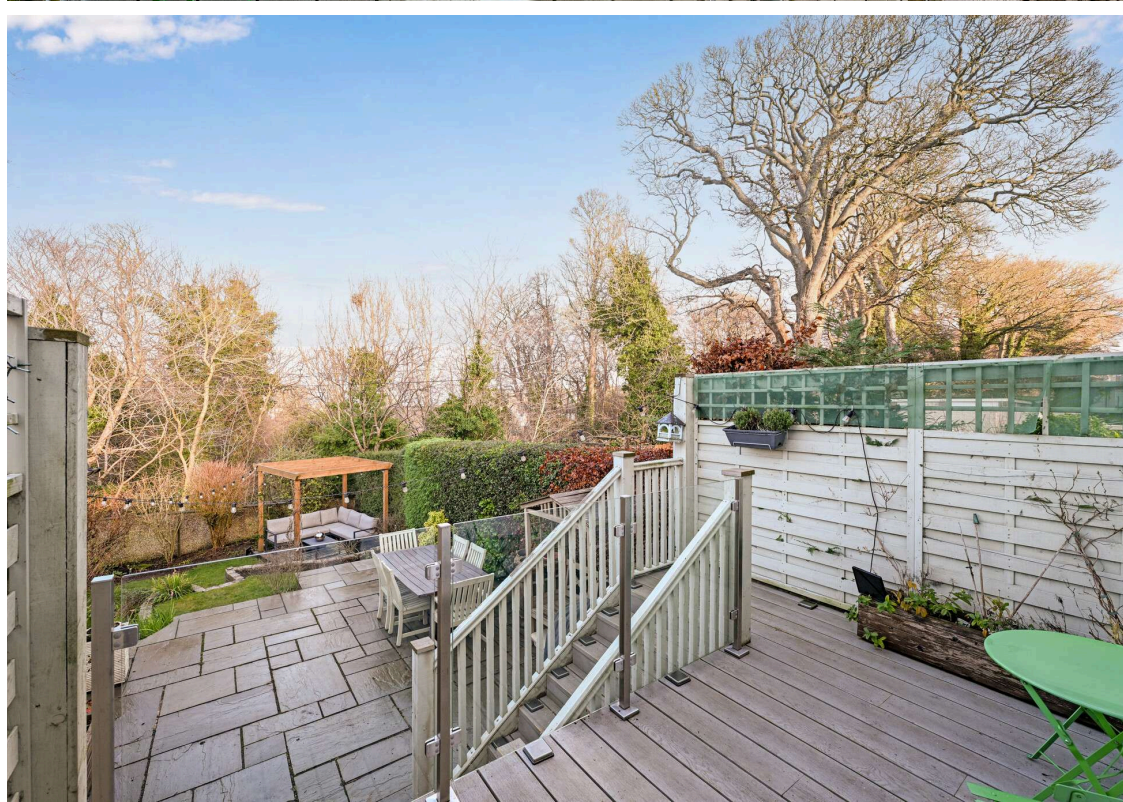
Fairmilehead

Fairmilehead is located to the southwest of the city centre, with a frequent bus service providing easy access. For commuters, the City Bypass is just a short drive away at Dregthorn or Fairmilehead, connecting to the central belt motorway network, the south, and Edinburgh International Airport. 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. Outdoor enthusiasts will love having 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 Midlothian Snowsports Centre.

Extras

Included in the sale are all fitted floor coverings, blinds were fitted, murphy bed in bedroom 2, light fittings and integrated kitchen appliances. Additional items may be available by separate negotiation for a fee.





Get in touch

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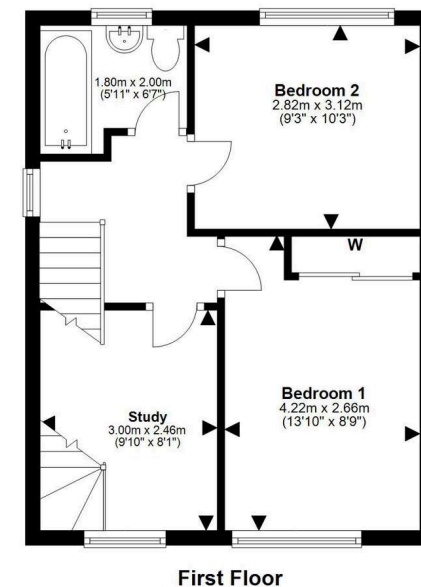
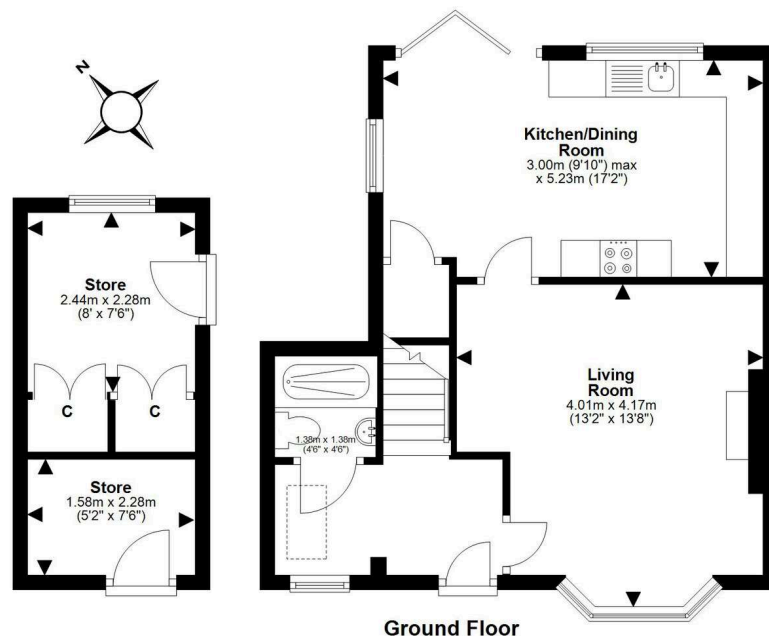
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EH22 1JB

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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser. For details of the internal floor area, please refer to the Home Report.

