

**3 Caiystane Gardens
Edinburgh EH10 6TA**

Offers Over £290,000

- Large living/dining room with electric fireplace
- Galley kitchen fitted with a range of floor and wall mounted units, electric hob and oven and appliances included
- Two double bedrooms and single bedroom
- Bathroom fitted with three-piece suite and electric shower over bath
- Utility room
- Double glazing and electric heating
- Private gardens to front and rear
- Driveway

Council Tax Band: C
Tenure: Freehold
Shared Ownership: No



Terraced

Blair Cadell is delighted to present this superb mid-terraced home in the highly sought-after area of Fairmilehead. Boasting excellent local amenities and convenient transport links to the city centre and beyond, this property will appeal to a wide range of buyers. Early viewing is highly recommended.

The accommodation comprises a spacious and welcoming living/dining room, complete with an electric fireplace—perfect for both entertaining and relaxing with family and friends. The well-appointed galley kitchen features a range of floor and wall-mounted units, an electric hob and oven, and integrated appliances, all of which are included in the sale. There are two generously sized double bedrooms, with the master offering spectacular views over Edinburgh. Both bedrooms benefit from fitted wardrobes, providing ample storage space, while the second double bedroom also grants access to a fully floored attic. Additionally, there is a single bedroom with built-in storage, which could also be used as a home office. The fully tiled family bathroom is fitted with a three-piece suite and an electric shower over the bath. A separate utility room offers further storage space, along with a large under stair cupboard. The property benefits from double glazing throughout and electric heating. Externally, the home features private, low-maintenance gardens to both the front and rear. The rear garden is particularly charming, with a selection of fruit trees—including plum, apple, cherry, and pear—as well as a summer house. Off-street parking is available via a private driveway. No warranties given for systems.

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 Dreghorn 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 Hillend Ski Centre.

Viewing by appointment on 0131 337 1800





**Caiystane Gardens,
Edinburgh,
Midlothian, EH10 6TA**



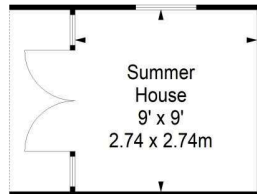
Approx. Gross Internal Area
876 Sq Ft - 81.38 Sq M

Attic Room
Approx. Gross Internal Area
148 Sq Ft - 13.75 Sq M

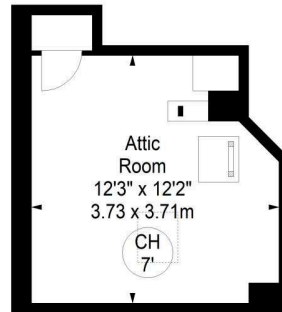
Summer House
Approx. Gross Internal Area
81 Sq Ft - 7.52 Sq M

For identification only. Not to scale.

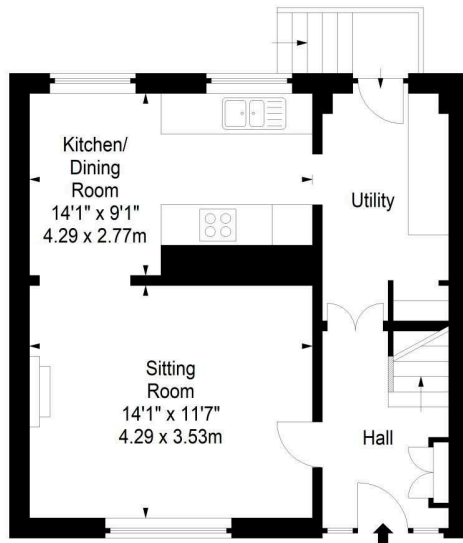
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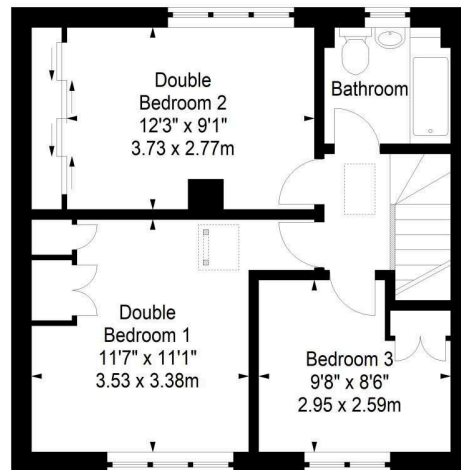
Ground Floor



Attic



Ground Floor



First Floor



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