



## 76 CAIYSTANE GARDENS FAIRMILEHEAD, EDINBURGH, EH10 6SY

OFFERS OVER  
£310,000

We are delighted to bring to market this extremely impressive semi-detached house, situated in the very popular residential area of Fairmilehead. The property has been significantly upgraded throughout by the current owner and now boasts attractive, bright and airy spaces which are beautifully presented with neutral attractive decor. The house has been completely rewired. Downstairs the doors have been replaced with modern partially glazed versions to open up the home, filling it with natural light. There is a most attractive dining kitchen with double doors which open on to the well maintained, south facing rear garden. The home benefits from double glazing, gas central heating controlled by Nest and the addition of a new driveway, whilst there is a separate garage available for parking/additional storage. This is a stunning family home and we strongly advise early viewing.

### ACCOMMODATION

Hall, sitting room, dining kitchen, master bedroom, two further bedrooms, shower room and attic space.

### VIEWING

By appointment with Purdie & Co. Tel: 0131 346 7240.



**Purdie & Co**  
Solicitors &  
Estate Agents

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Fairmilehead is a district of south Edinburgh lying approximately 3 miles from the city centre. There are good local shops and regular bus services to the City Centre. The substantial shopping area of Morningside is about 5 minutes away by car. The nearby Braid Hills offer superb opportunities for recreation with two public golf courses and open parkland. There is easy access to Hillend Ski Centre, the longest artificial Ski-Slope in Europe. Schooling is well represented from nursery to senior level. The City Bypass, and the main commuting routes, including the M8, M9, Forth Road Bridge and Edinburgh International Airport, are also easily accessible.

The partially glazed front door opens onto a bright hall with hardwearing laminate flooring. There is a stair to the upper floor and an under stairs cupboard for handy storage.

The beautiful sitting room has views to the front of the property, whilst the flooring is continued through here and onto the kitchen area. Access to the wonderful dining kitchen is by impressive glass double doors which open allows natural light to bounce between the two rooms.

The dining kitchen is a delight – fitted with practical, stylish wall and base mounted units and a worksurface on one side and plenty of space for a large dining table and chairs with direct access to the sunny (in clement Scottish weather) rear garden. The integrated gas hob, electric oven, extractor hood and dishwasher which will be included in the sale.

Upstairs there are three double bedrooms; two to the front of the property, one to the rear, all of which have a soft fitted carpet, radiators and overhead lighting.







The luxurious shower room has a large walk in shower with a glazed shower screen, wash stand and WC. There is under floor heating and the Bluetooth speaker is included in the sale.

There is a separate garage (access next door to the house) which is owned by this property.

Overhead there is an attic space which is fully floored with power and lights, accessed by a hatch in the hall.

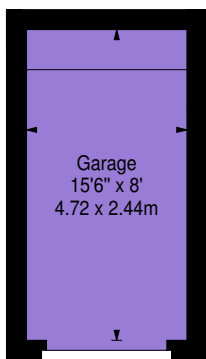
All fitted carpets, blinds (including the electric blind in the patio door) and light fittings will be included in the sale.

The front garden has a new driveway which has been created very recently, whilst the rear garden is surrounded by fencing and has been mainly laid to lawn, with shrubs and bushes in the borders.

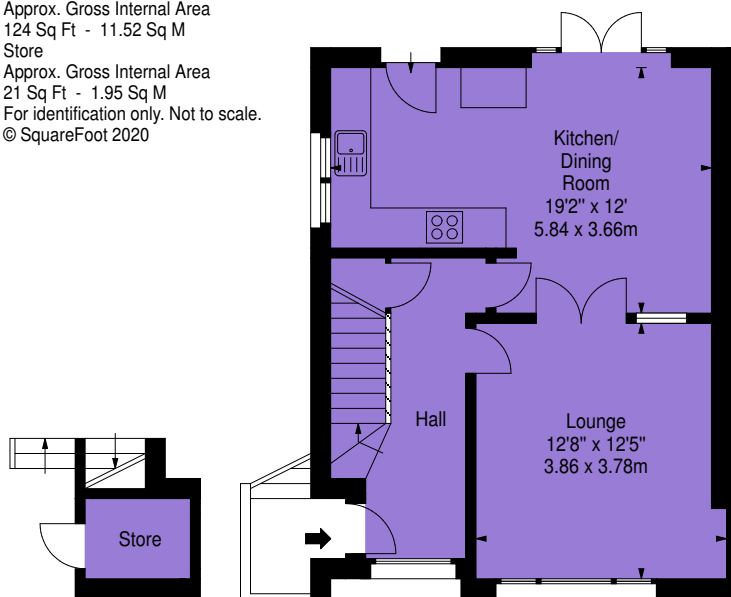
**76 Caiystane Gardens,  
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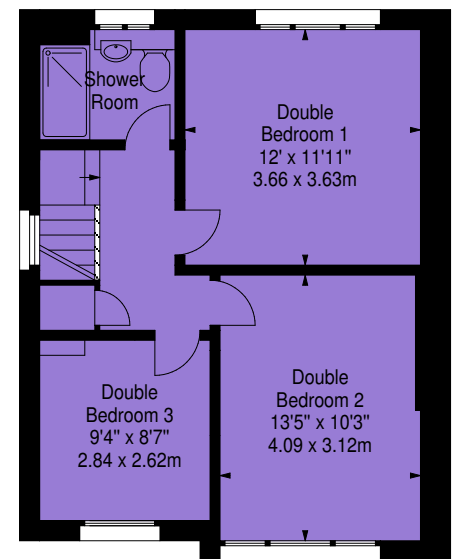
Approx. Gross Internal Area  
960 Sq Ft - 89.18 Sq M  
Garage  
Approx. Gross Internal Area  
124 Sq Ft - 11.52 Sq M  
Store  
Approx. Gross Internal Area  
21 Sq Ft - 1.95 Sq M  
For identification only. Not to scale.  
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Ground Floor



Ground Floor



First Floor

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective purchasers are advised to have their Solicitors Note Interest with Purdie & Co.