



40 Caiystane Gardens, Fairmilehead, Edinburgh, EH10 6SZ

Immaculately Presented, Three-Bedroom, Semi-Detached Home with Gardens, Driveway & Garage

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Property Description

Immaculately presented, three-bedroom, semi-detached family home with gardens, a driveway, and a detached garage. Set on an elevated plot, on a quiet and desirable street in the Fairmilehead area, to the south of Edinburgh city centre.

Comprises an entrance hallway, open-plan living/dining room and kitchen, three flexible bedrooms, and a family bathroom.

Highlights include a stylish fully integrated kitchen with Mistral worktops, a luxury bathroom, quality flooring, and contemporary lighting. In addition, there is HIVE gas central heating, under-floor heating for the open-plan public room, double glazing, and feature wall panelling.

Furthermore, there is superb storage including a floored loft and a garage which is partitioned with a utility room, and a potential office/gym.

Externally, benefits include a driveway and a lawn to the front; and an enclosed southerly-west-facing rear garden with a lawn and a professionally landscaped patio.

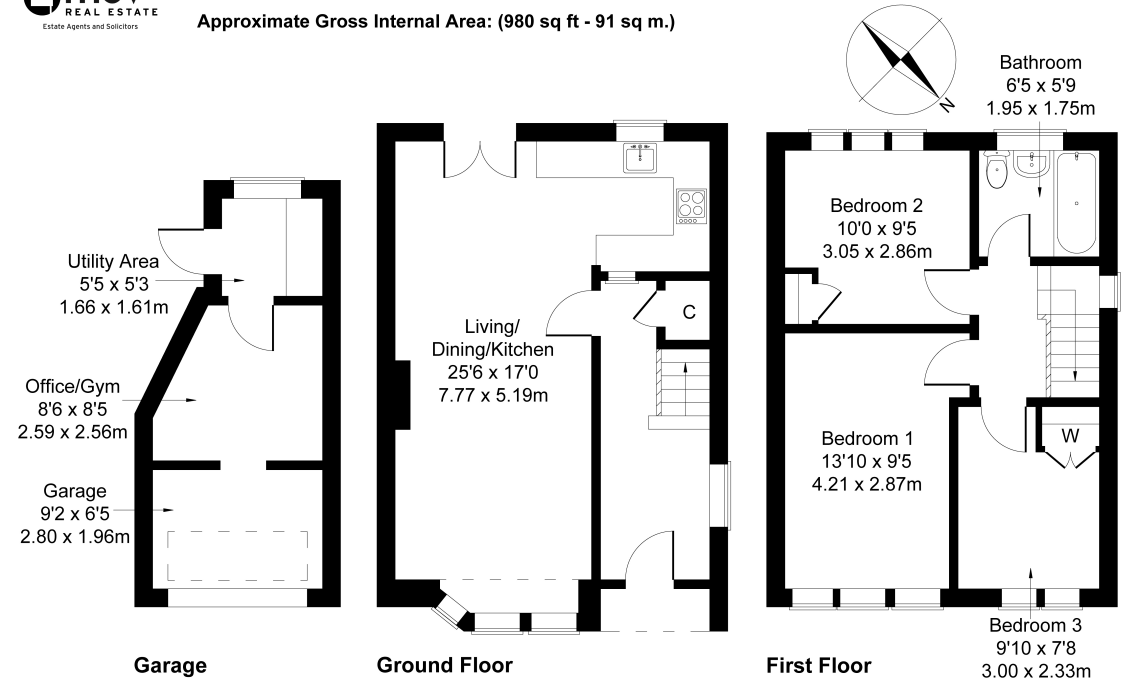
A welcoming hall affords access to the carpeted stairs leading to the upper hall, a built-in under-stair cupboard, and a bright, dual-aspect, open-plan public room. With herringbone-style flooring continuing from the hall into the open-plan living/dining/kitchen, there is plenty of space for both lounge and dining furniture, a feature wall, spotlights and French patio doors leading to the southerly-west-facing rear garden. A stylish kitchen is set to the rear of the room, with modern units, Mistral worktops, a tiled surround, a sink with a drainer; and a range of integrated appliances including an eye-level oven and microwave, gas hob, fridge/freezer, washing machine, and dishwasher.

On the upper floor, bedroom one is set to the front, tastefully finished, with a feature panelled wall and wood effect flooring. Two further well-finished bedrooms are set to opposite aspects, both with built-in storage. Completing the accommodation, a family-size bathroom is fitted with a luxury suite including a three-piece suite, a shower over the bath, tiled splash walls, and a slimline radiator.



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Approximate Gross Internal Area: (980 sq ft - 91 sq m.)



Legal Disclaimer: Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Fairmilehead is situated in a convenient location on the southern edge of Edinburgh, with easy access to the city bypass, the popular shopping area of Morningside, and both Straiton and Fort Kinnaird retail parks. The Pentland Hills Regional Park is also within close proximity, offering a range of outdoor pursuits, including Hillend Ski Slope, and the nearby Mortonhall Estate has numerous woodland

walks, along with an excellent countryside pub/restaurant. There are several supermarkets within a short radius, including a Morrisons and Tesco, and the area also has well-regarded schooling from nursery level upwards. A good selection of rural and city-based bus services connecting to the city centre is available, and the locally accessed city bypass offers motorway links





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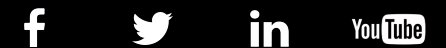
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