



43d Caiystane Gardens, Edinburgh, EH10 6TD

Light & Tastefully Presented, Two-Bedroom, Dual-Aspect, First-Floor Flat

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Property Description

Light and tastefully-presented, south-facing two-bedroom, dual-aspect, first-floor flat, with an allocated garage. Forming part of an established residential development, located on a quiet and desirable street in the Fairmilehead area, to the south of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, inner hall, two flexible bedrooms, and a bathroom.

Features include gas central heating, double glazing, a fitted kitchen with appliances, and a well-proportioned floor plan. In addition, the garage is integrated within the development to the rear, where there is also residential parking and a shared drying green.

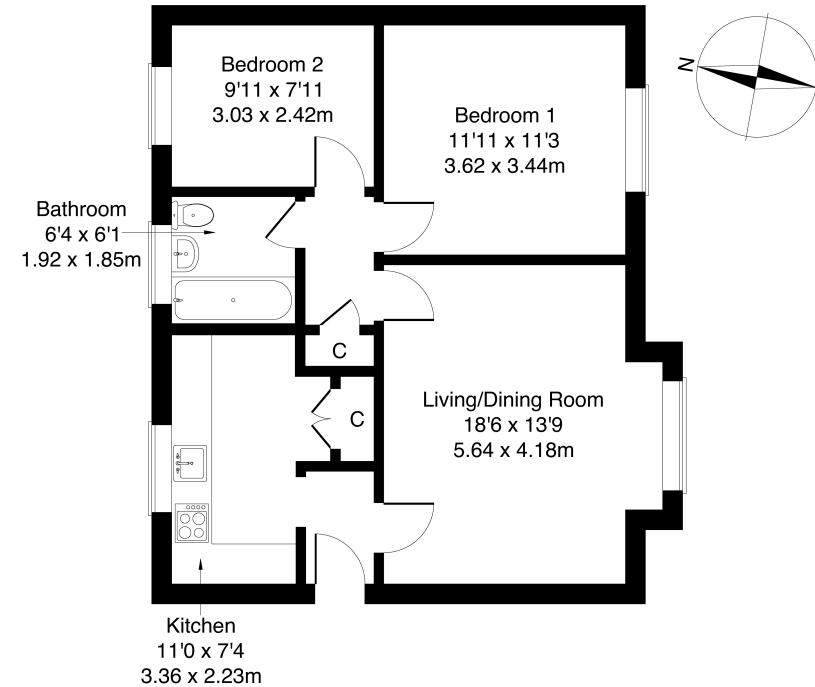
A welcoming entrance hall offers space for outwear and gives access to the kitchen and lounge. The living room is set to the front, enjoying a southerly aspect, with a large window allowing plentiful natural light, carpeted flooring and central light fitting. Set to the rear, the kitchen features a built-in cupboard, whilst fitted wall and base units include worktops, a sink with a drainer, a washing machine, a fridge/freezer, and a cooker with a gas hob.

An inner hall is set off the lounge with a press cupboard and affords access to the two bedrooms and bathroom. A bright double bedroom is set to the front, with carpeted flooring and a pendant light fitting; whilst a second double bedroom is rear-facing, and also features carpeted flooring and a pendant light fitting. Completing the accommodation, to the rear, the bright bathroom is fitted with a three-piece suite and tiled splash walls.



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Approximate Gross Internal Area: (624 sq ft - 58 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 a popular location on the southern edge of Edinburgh, close to the popular shopping area of Morningside and with easy access to the city bypass, motorway links, the airport, and Straiton Retail Park. There is an abundance of green spaces including local parks, the Pentland Hills Regional Park, Hillend Ski Slope, and Swanston Golf Club. The area also offers several supermarkets nearby including Morrisons, Aldi,

Sainsbury's, Tesco and Scotmid, as well as a hairdresser, barber, post office counter, chemist, pubs and restaurants. Other amenities include a library, medical centre and churches hosting activities including uniformed organisations. The area also has well-regarded schooling from nursery level upwards. A good selection of rural and city-based bus services including connections to the city centre is available.





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