



**Thorntons**   
The right way to move

57 Caiyside,  
Fairmilehead

Edinburgh, EH10 7HW



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## Summary

Positioned near the foot of the Pentland Hills, this executive four-bedroom detached house has a desirable location as part of an exclusive development in Fairmilehead. The home is beautifully presented with crisp neutral interiors and elegant finishes throughout, boasting a sociable flow of accommodation which incorporates two reception areas and a stylish kitchen. It also features a suntrap conservatory, as well as a quality bathroom, en-suite, and WC. Private parking and a family-friendly garden add the final touches to this home. Extras: all fitted floor and window coverings, light fittings, and integrated appliances to be included. NB: A yearly payment of £90 is paid to a gardener who does the grass cutting of the communal areas in the development.

## Features

- A detached house in move-in condition
- Cul-de-sac setting in Fairmilehead
- Elegant neutral interiors throughout
- Welcoming entrance hall with a WC
- Large living room, open to
- Spacious dining room
- Modern kitchen with galley-style layout
- Conservatory with views of the Pentland Hills
- Bright landing with an airing cupboard
- Four bedrooms (three with built-in storage)
- Modern three-piece en-suite shower room
- Tiled three-piece family bathroom
- Mature, fully-enclosed rear garden
- Private driveway and integrated garage
- Gas central heating and double glazing



"An executive detached house in a highly sought-after location, brought to market in true move-in condition"





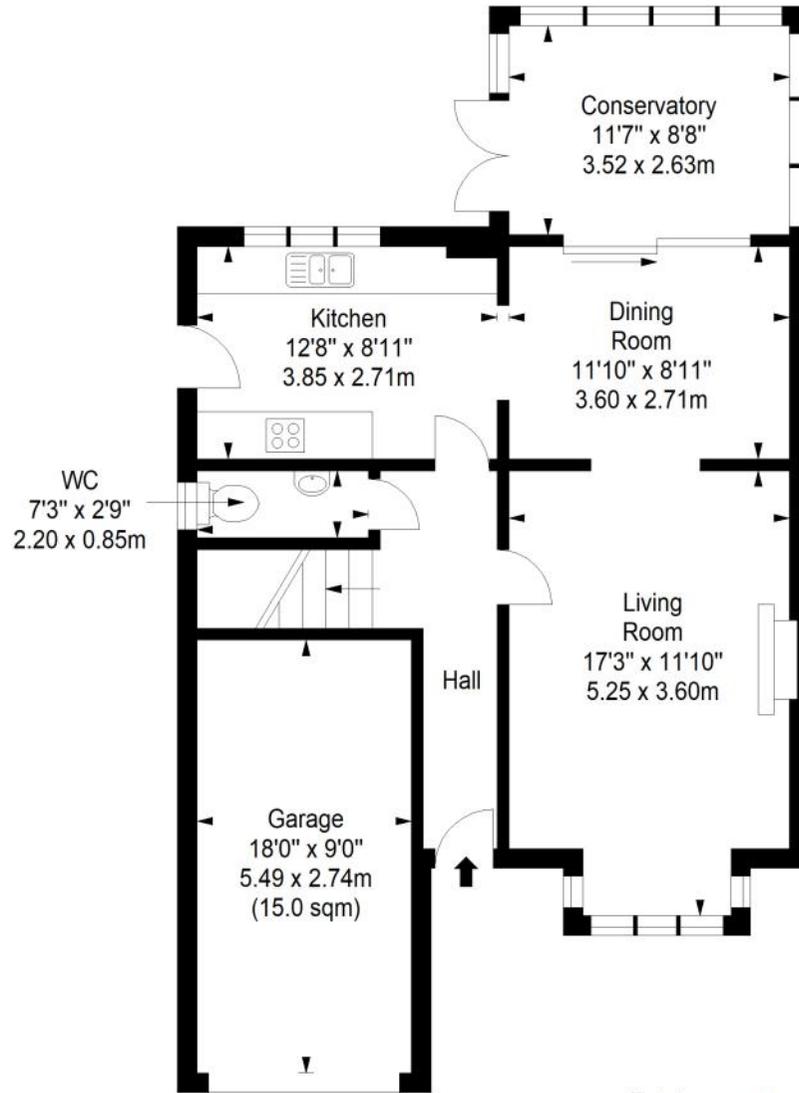


"Offers sociable reception areas, a modern kitchen, and four versatile bedrooms alongside a bathroom, en-suite, and WC"

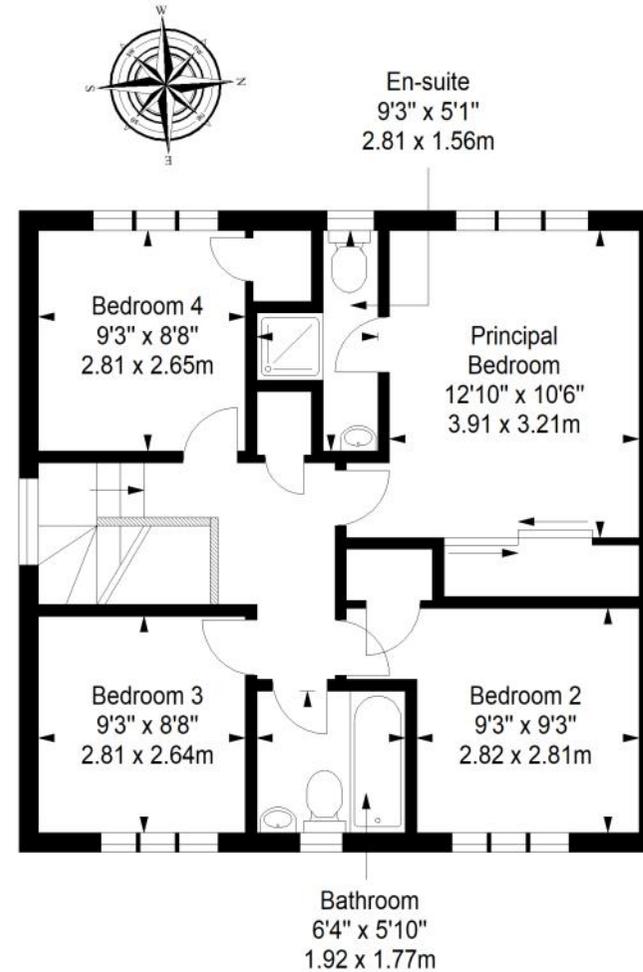


# Floorplan

Ground Floor  
Approx. 61.7 sq. metres (664.1 sq. feet)



First Floor  
Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 120.6 sq. metres (1298.1 sq. feet)



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