



58 Caiystane Gardens, Fairmilehead, Edinburgh, EH10 6SY

Immaculately Presented and Spacious, Three-Bedroom, Semi-Detached Family Home

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Property Description

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

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

Highlights include a high-quality integrated kitchen, with quartz worktops, and a luxury four-piece bathroom.

In move-in condition, there is also a wood-burning stove, continuous flooring and spotlighting throughout the impressive ground floor. In addition, there is HIVE gas central heating, double glazing and superb storage, including a loft and a garage with an automatic door.

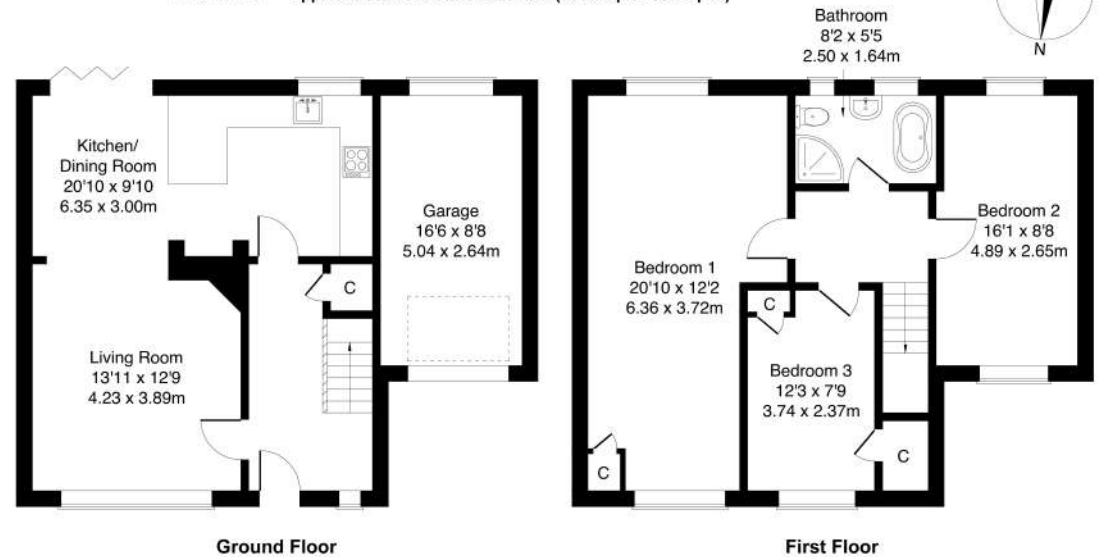
There is a double driveway and lawn to the front, whilst a generous rear garden includes two sheds, two decked terraces, a lawn and an eclectic mix of shrubbery.

A welcoming entrance hall, with storage, is finished with light neutral decor and high-quality, wood-effect flooring, which continues throughout the ground floor. A living room, on the left, features a wood-burning stove and enjoys plenty of natural light from a wide, front-facing window. Ample, versatile space is available for freestanding furniture and the spacious reception room flows openly into a kitchen. Opening onto the garden, via bi-folding doors, the kitchen provides space for seated dining and, zoned by a breakfast bar, includes contemporary white units and quartz worktops. Integrated appliances include an oven, a gas hob, a stainless-steel canopy, a fridge/freezer, a dishwasher, a wine cooler and a washing machine. The kitchen benefits from separate hall access.

Upstairs, three double bedrooms are carpeted for comfort and continue the stylish presentation of the living space, with two further benefiting from built-in, cupboard storage.

Completing the home, a four-piece bathroom includes a double-ended bath, a corner shower cubicle, a ladder-style radiator and tiled splash walls.

mov⁸ REAL ESTATE **58 Caiystane Gardens, Edinburgh, EH10 6SY**
Chartered Agents and Solicitors **Approximate Gross Internal Area: (1313 sq ft - 122 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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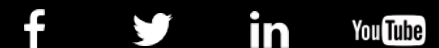
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