



51 Caiystane Terrace

Edinburgh, EH10 6SU



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164sqm

EPC

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AS Anderson
Strathern

51 Caiystane Terrace

Edinburgh, EH10 6SU

Welcome to 51 Caiystane Terrace, an impressive detached family home offering generous and versatile accommodation extending to approximately 164 sqm. Thoughtfully extended and set within private gardens, the property combines spacious reception areas with flexible bedroom space, making it well suited to a wide range of requirements.

The ground floor centres around a welcoming hall leading to an impressive living/family room. This generous reception space comfortably accommodates distinct areas for relaxation and family living, offering excellent flexibility for modern lifestyles. Patio doors provide direct access to the rear garden, creating a seamless connection between the indoor and outdoor spaces. The separate dining room offers an ideal setting for family meals and entertaining, while the well-proportioned kitchen is complemented by a useful utility room and a convenient ground floor WC.

The first floor provides four generously proportioned bedrooms, all offering comfortable and adaptable living space. A separate study adds further versatility and could be utilised as a fifth bedroom, nursery, or home office, depending on individual requirements. A family bathroom and separate shower room complete the accommodation, enhancing the practicality and flexibility of the home.

Externally, the property enjoys private gardens surrounding the house, creating an attractive setting and ample outdoor space. The property further benefits from driveway parking and an attached garage, enhancing its practicality for modern family living.

Property features

- Detached family home
- Four double bedrooms
- Living/family room
- Separate dining room
- Versatile study
- Gas central heating
- Mostly double glazed
- Attached garage
- Driveway parking
- Private gardens









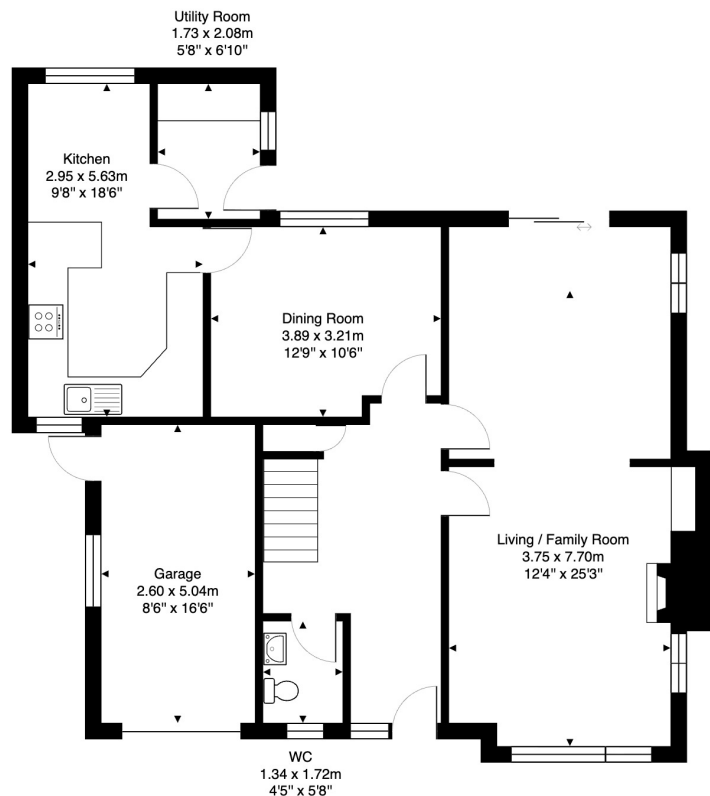
Location

Fairmilehead is a popular residential area situated a few miles south of Edinburgh city centre. Its proximity to the City Bypass makes it ideal for commuters, with easy access to the M8, M9, Edinburgh International Airport, Edinburgh Royal Infirmary, the University of Edinburgh, the Queensferry Crossing, Fife, and beyond. There are regular bus services to and from the city centre. Excellent local schooling is available, with Pentland Primary School within a short walk of the property and the area falling within the catchment for Firrhill High School. There are good local shops nearby, including a large Morrisons at Hunters Tryst and a Tesco supermarket at Oxfangs. Excellent recreational opportunities can be found in the surrounding area, including several golf courses, Braidburn Park, the Braid Hills, Hermitage of Braid Walkway, Blackford Hill, and the Pentland Hills. The dry ski slope at Hillend is also just minutes away.

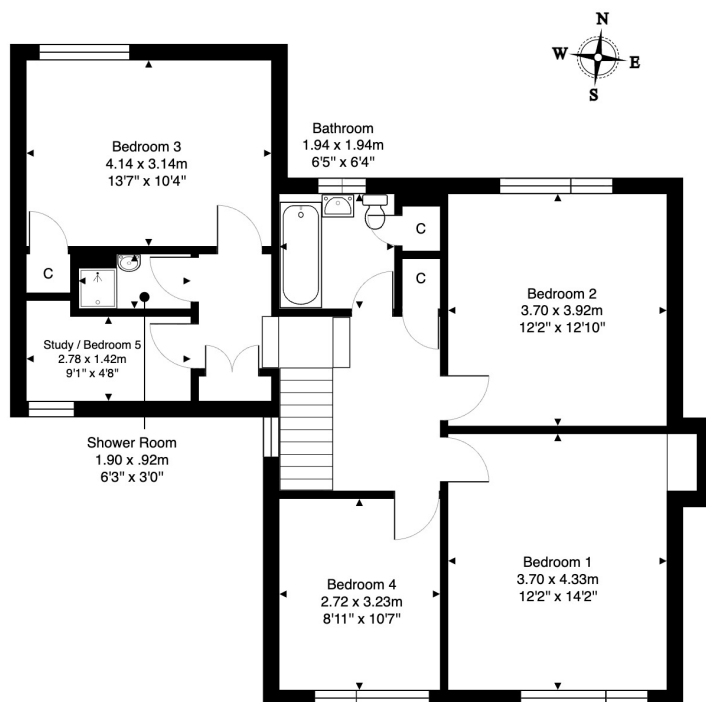




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Ground Floor



First Floor

Total Area: 175.6 m² ... 1890 ft²

All measurements are approximate and for display purposes only.

Extras

The items included in the sale of the property are the carpets, fitted floor coverings, integrated appliances, light fittings and fixtures. Free-standing appliances may be available by separate negotiation. The seller will not warrant the working order of any appliances, systems or services.

The property is strictly sold as seen.

Council Tax band G

Any offers should be submitted to residential@andersonstrathern.co.uk

Notes

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be faxed to 0131 270 7778 in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combines Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combines Standard Clauses.



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