



56 Caiystane Terrace,
FAIRMILEHEAD | EDINBURGH | EH10 6SW


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Well-presented four-bedroom detached home with a garage, driveway and extensive rear garden, situated in a quiet cul-de-sac within the highly sought-after Fairmilehead area, just south of Edinburgh city centre and within easy reach of the City Bypass. Offering bright, spacious accommodation, this appealing property is ideally suited to family living and benefits from beautifully kept mature front and rear gardens.

This home comprises a welcoming entrance hallway and a spacious living room/dining room featuring an attractive brick fireplace. To the rear is a spacious family room with patio doors opening onto the large rear garden and enjoying views towards the Pentland Hills. A shower room completes this area. The fitted kitchen is equipped with an electric hob, double oven, extractor fan, washing machine, integrated fridge/freezer and integrated dishwasher, and leads to a rear porch providing access to the rear garden. Upstairs, there are four well-proportioned bedrooms, two of which enjoy views towards the Pentland Hills, while another offers views towards the Forth Bridges. Completing the accommodation is the family bathroom, fitted with a bath and heated towel rail.

Externally, there are beautifully kept mature front and rear gardens. The fully enclosed rear garden enjoys a sunny south-westerly aspect, with views towards the Pentland Hills with a large patio area, generous lawn, mature flower beds, a shed and an outside tap. The property also benefits from a private driveway and garage. Further benefits include gas central heating and double glazing throughout. Early viewing is highly recommended to fully appreciate this home and its peaceful, yet well-connected, location, which is sure to appeal to families.

- Four Bedroom Detached Home with stunning views of the Pentlands and Bridges
- Two reception rooms, one with access to the rear garden
- Fitted kitchen leading to a rear porch
- One bathroom and one shower room
- Beautifully kept mature front and rear gardens
- Driveway and garage with power and light
- Attic storage

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

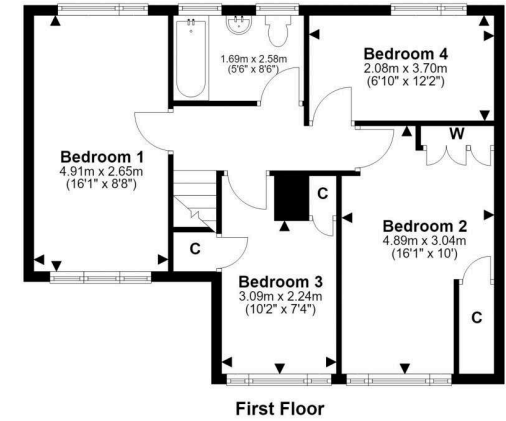
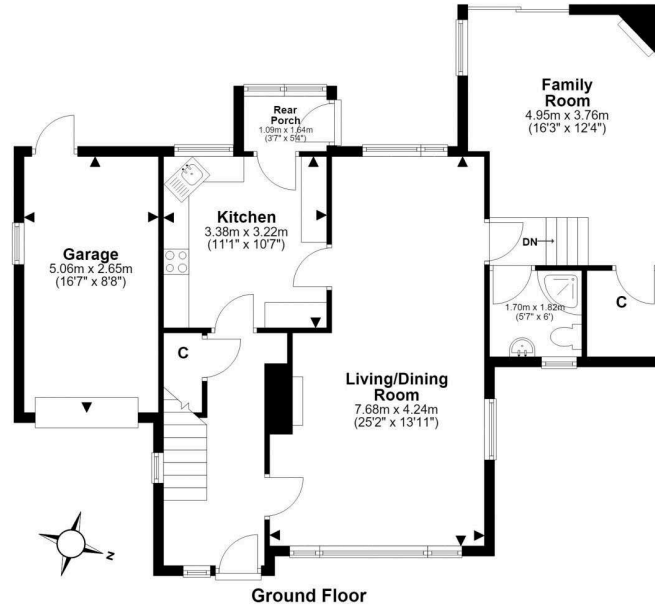


Council Tax: G , Energy Rating: D

Fixtures, fittings and all white goods except the freezer in the garage will be included in the sale.

Fairmilehead is a sought-after district in south Edinburgh lying approximately 3 miles from the city centre. There are good local shops and regular bus services to the City Centre. The substantial shopping area of Morningside is about 5 minutes away by car, with Straiton Retail Park only a little further afield. The nearby Braid Hills offer superb opportunities for recreation with two public golf courses and open parkland. There is easy access to Hillend Ski Centre, the longest artificial Ski-Slope in Europe. Schooling is well represented from nursery to senior level. The City Bypass, and the main commuting routes, including the M8, M9 and the Queensferry Crossing, and Edinburgh International Airport, are also easily accessible.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.