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13 Caiystane Avenue,
Edinburgh EH10 6SA







A spacious detached family home in the popular Fairmilehead area of Edinburgh

3 Bed | 1 Bath | 2 Reception

A spacious detached family home in the popular Fairmilehead area of Edinburgh. The property is located to the south of the city centre and enjoys easy access to the city bypass and motorway network. The property now requires a program of upgrading but offers considerable potential to the family buyer. A traditional vestibule gives access to a spacious hallway on the ground floor. To the front are two double bedrooms with a sitting room and a dining room to the rear. Off the hallway is the kitchen and also a study or further bedroom. Completing the ground floor accommodation is the family bathroom. The kitchen is equipped with an electric stove, washing machine, fridge/freezer and tumble dryer. Upstairs are two attic rooms (one with views of Blackford Hill and the Firth of Forth). Externally the property benefits from well-maintained private gardens to the front and rear, a garage and off-street parking.

Please note that no warranty will be given for the systems and appliances – they are sold as seen

Offers Over £475,000

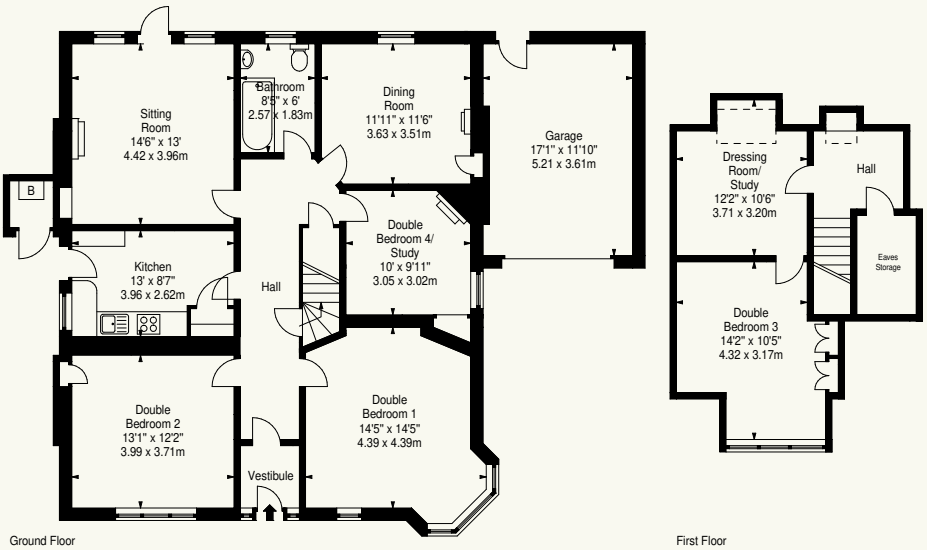
Features

- Spacious detached family house
- Popular Fairmilehead location
- Three bedrooms
- Two reception rooms
- Kitchen
- Bathroom
- Private gardens
- Garage and off-street parking
- Gas central heating
- EPC Rating D

Caiystane Avenue,
Edinburgh,
Midlothian, EH10 6SA

SquareFoot

Approx. Gross Internal Area
1613 Sq Ft - 149.85 Sq M
Garage & Boiler Room
Approx. Gross Internal Area
212 Sq Ft - 19.69 Sq M
For identification only. Not to scale.
© SquareFoot 2026









Fairmilehead is a highly respected residential area located to the south of the city centre, to which there are excellent public transport services. Moreover, the city bypass may be reached in less than five minutes and provides a swift and easy link with the east and west sides of the city, the A1 south, Edinburgh International Airport and the central motorway network. The surrounding area is pleasantly greenbelt with several parks, golf courses and the wonderful open spaces of the Pentland Hills Regional Park all within close proximity. The sports enthusiast will also appreciate proximity to the Winter Sports Centre at Hillend and a Climbing Centre. Neighbouring Morningside plays host to an excellent range of small independent shops, as well as a Marks & Spencer food outlet and a large branch of Waitrose. Here there are also a number of popular restaurants and hostelries. The local schools have an excellent academic reputation and in the private sector George Watson's and George Heriot's are readily accessible.

FOR VIEWING:

Sunday, 2:00pm - 4:00pm (no appointment necessary) or by appointment

Contact Lindsays on:

0131 229 4040 edinburghproperty@lindsays.co.uk property.lindsays.co.uk

Prospective purchasers are requested to note formal interest with Lindsays as soon as possible after viewing in order that they may be informed of any closing date. The sellers reserve the right to sell without imposing a closing date and do not bind themselves to accept the highest offer or any offer. No warranty will be given for any appliances included in the sale. These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. Dimensions are approximate. These Particulars are intended to give a fair and overall description of the Property. Nothing in these Particulars shall be deemed to be a statement as to the structural condition of the Property, nor the working order of any services and appliances. It should be specifically noted that no warranty will be given relative to planning and building documentation or structural condition of the Property. No warranty will be given as to the ownership of moveable items. The Property is being sold as seen.