





FAIRMILEHEAD

12 Caiystane Terrace EH10 6SR

VIEWING

By appointment telephone
0131 247 1010.

PRICE

Offers Around £250,000

Extended detached bungalow situated within a sought after residential location. The property offers flexible family accommodation comprising vestibule, hall, lounge, dining room, spacious kitchen, family room, two double bedrooms, bathroom and spacious large attic room measuring 6.64m x 3.85m. Well tended gardens to front, side and rear. Gas central heating. Double glazing.

LOCATION

This property is situated in the popular residential area of Fairmilehead. There are good local shops including a supermarket at Hunters Tryst and further retail facilities available at nearby Straiton. There is excellent regular bus service to Morningside and the city centre. There is easy access to the city by-pass leading to the central motorway network and airport. The nearby Pentlands provide an excellent recreational facility including the dry ski slope at Hillend.

FIXTURES AND FITTINGS

Extras to be included are the kitchen appliances, carpets and curtains.

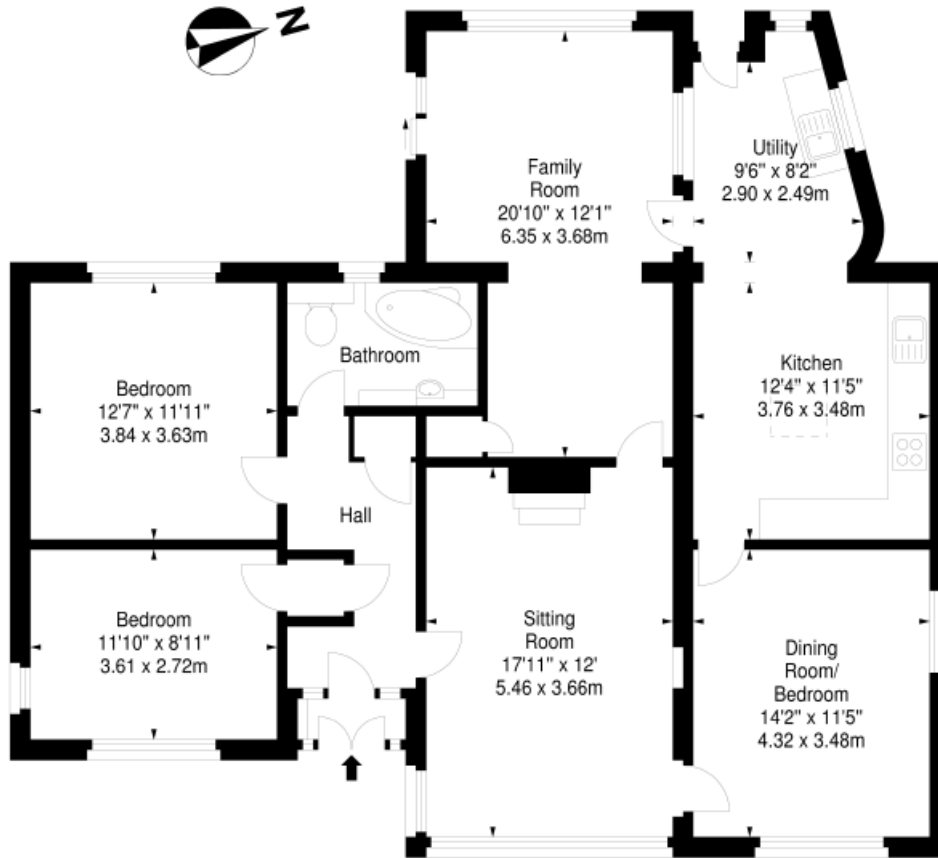
INFORMATION NOTE

Please note that this property is sold as seen. No warranties or guarantees will be provided with regard to the working condition of any of the appliances or services. No documentation will be provided with regard to any alterations or replacement windows.

GARDENS

The front garden has a lawn area which continues around the side of the house. Planted borders which are planted with a variety of plants and shrubs. Monoblock path giving access to the property and to the side of the house. Paved driveway with parking for two cars. External light. The garden to the rear of the property is a well maintained garden which is down to lawn, with planted borders which house a variety of plants and shrubs. Monoblock patio area and path. Two garden sheds. External taps. Drying facilities.

Caiystane Terrace, EH10 6SR
Approx. Gross Internal Area
1331 Sq Ft - 123.65 Sq M



Ground Floor

For identification only. Not to scale.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of a contract. 1. Interested parties: (a) Should contact Morton Fraser Property if they have any specific queries about the property or the property schedule, particularly if they intend to travel long distances to view. (b) Should not assume that any planning permission, building warrants, completion certificates or other consents have been obtained for alterations, replacement windows or changes of use and they should verify the position before offering. (c) Are advised to note their interest with Morton Fraser Property as soon as possible so that they may be informed if a closing date is set or if there is a change in the selling circumstances. Noting interest does not place any obligation on our client to set a closing date or give every noted interest the opportunity to offer. No responsibility will be accepted for expenses incurred by parties who have noted interest but do not get an opportunity to offer. (d) Should note that no responsibility can be accepted for any expenses incurred travelling to properties which have been sold or withdrawn. 2. Although it is our clients' intention to sell the property they are not bound to accept the highest offer, or any offer, or in the event of competing interest, to set a closing date.

