



RALPH SAYER
SOLICITORS & ESTATE AGENTS

45D Caiystane Gardens

Fairmilehead, Edinburgh EH10 6TD

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This two-bedroom flat in Fairmilehead enjoys spacious, light-filled accommodation and a bright, south-facing aspect to one side. The home enjoys a generous reception room with a south-facing window, a kitchen with fitted units, and two spacious bedrooms, one of which benefits from a southerly aspect. Completing the accommodation is a three-piece family bathroom with shower over bath. Outside the home, the new owner will benefit from extensive communal grounds, private garage parking, and access to local amenities such as schools, a fitness centre, shops, and green space.

Extras: all fitted floor and window coverings, light fittings and integrated kitchen appliances will be included in the sale.



Property Summary

- First-floor flat in Fairmilehead
- Established residential area
- Less than 5 miles from the city centre
- Brightly decorated interiors
- Welcoming entrance hall
- South-facing living/dining room
- Attractive fitted kitchen
- South-facing double bedroom
- Flexible second bedroom
- Family bathroom
- Communal gardens
- Private garage parking
- GCH and double glazing
- EPC Rating - C | Council Tax Band - C
- Home Report Value - £165,000





Enjoys brightly decorated interiors with two bedrooms, a generous living area, & a garage



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dream property!



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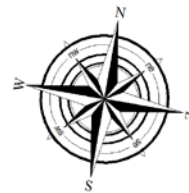
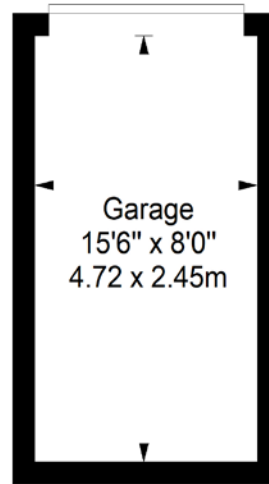
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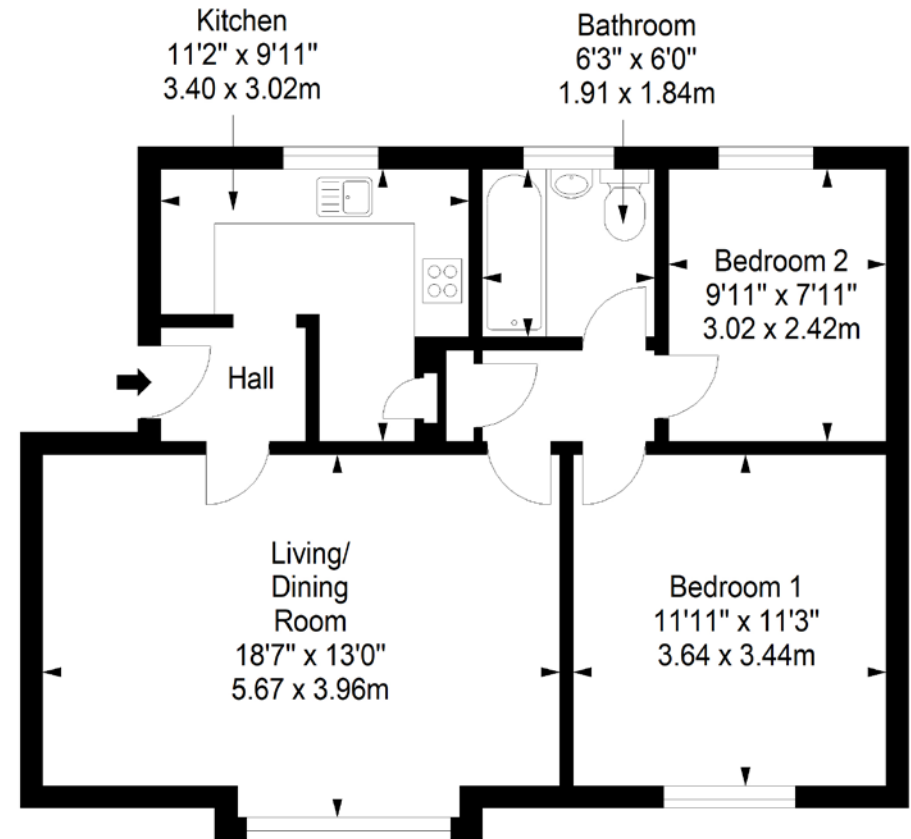
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. 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 the 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Garage
Approx. 11.5 sq. metres (123.8 sq. feet)



First Floor
Approx. 60.0 sq. metres (645.8 sq. feet)



Total area: approx. 71.5 sq. metres (769.6 sq. feet)