31 Caiystane Gardens, Edinburgh

Offers Over £349,000

31 Caiystane Gardens

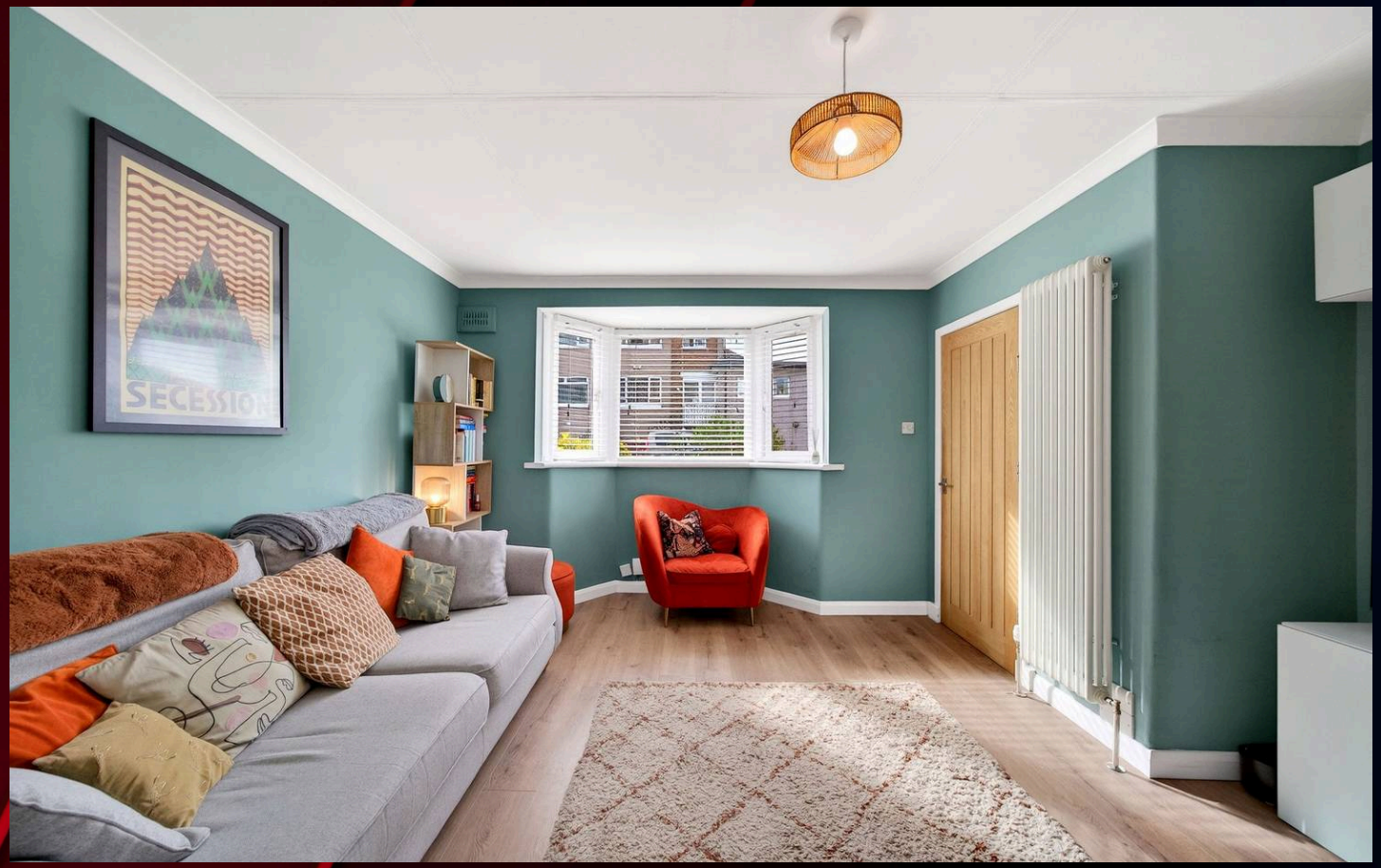
Edinburgh, Edinburgh

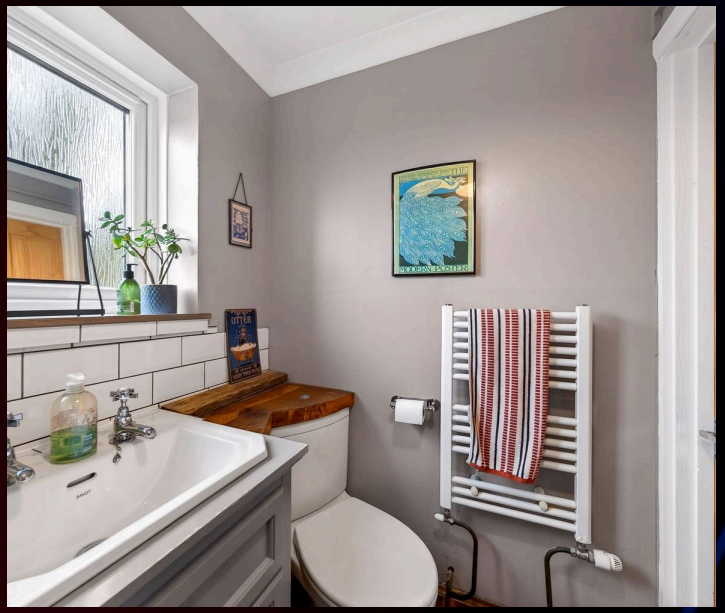
Beautifully presented three bedroom semi with spacious lounge, modern kitchen, versatile cellar, and stylish decor throughout. Council Tax Band E. Move-in ready.
Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D





Vestibule

The vestibule has a side window, tiled flooring, a radiator and a centre light. There is space for coats and jackets, access to the front garden, the lounge and the staircase upstairs.

Lounge

13' 9" x 14' 7" (4.19m x 4.44m)

The lounge is a bright and generously sized room with a large front facing window that fills the space with natural light. It is finished with laminate flooring and includes a standing wall radiator, a centre hanging light and a feature fireplace.

Kitchen

9' 9" x 17' 2" (2.97m x 5.22m)

The kitchen is bright and spacious with large rear and side facing windows that bring in plenty of natural light. It features tiled flooring, two centre hanging lights and a radiator. There is an integrated fridge freezer, dishwasher, oven and four ring gas hob with extractor fan, along with a sunk in sink with mixer tap. The room offers excellent storage including a large under stair cupboard, ample cabinet and drawer space, a breakfast bar area and room for freestanding furniture such as a table and chairs. There is also direct access to the rear garden through the back door.

Landing

The landing has a side window, carpeted flooring and a centre light, with access to the three bedrooms, the bathroom and the loft space.

Bathroom

5' 9" x 6' 6" (1.74m x 1.99m)

The bathroom is a good size and features a large opaque rear facing window, tiled flooring and centre lighting. It includes a heated towel rack, WC, a sink with storage underneath and a mains shower bath with mixer tap.

Bedroom 2

10' 0" x 9' 2" (3.04m x 2.79m)

Bedroom two is a well proportioned room with large rear facing windows. It has laminate flooring, a radiator and centre lighting.

Master bedroom

8' 9" x 13' 11" (2.67m x 4.25m)

The master bedroom is a spacious double room with large front facing windows. It features laminate flooring, a radiator and a centre hanging light, with space for freestanding furniture such as wardrobes and drawers.

Bedroom 3

9' 9" x 8' 2" (2.98m x 2.49m)

Bedroom three has a large front facing window, laminate flooring, a radiator and a centre light. It is a practical room, ideal as a single bedroom or home office.

Cellar

9' 10" x 16' 9" (3.00m x 5.10m)

The cellar is accessed from the rear garden and houses the boiler. It has power supply, space for a washing machine and dryer, and provides excellent storage.

FRONT GARDEN

The front garden offers a two car driveway with stone chips, a grass area with mature shrubs and plants, and side gate access to the rear garden.

REAR GARDEN

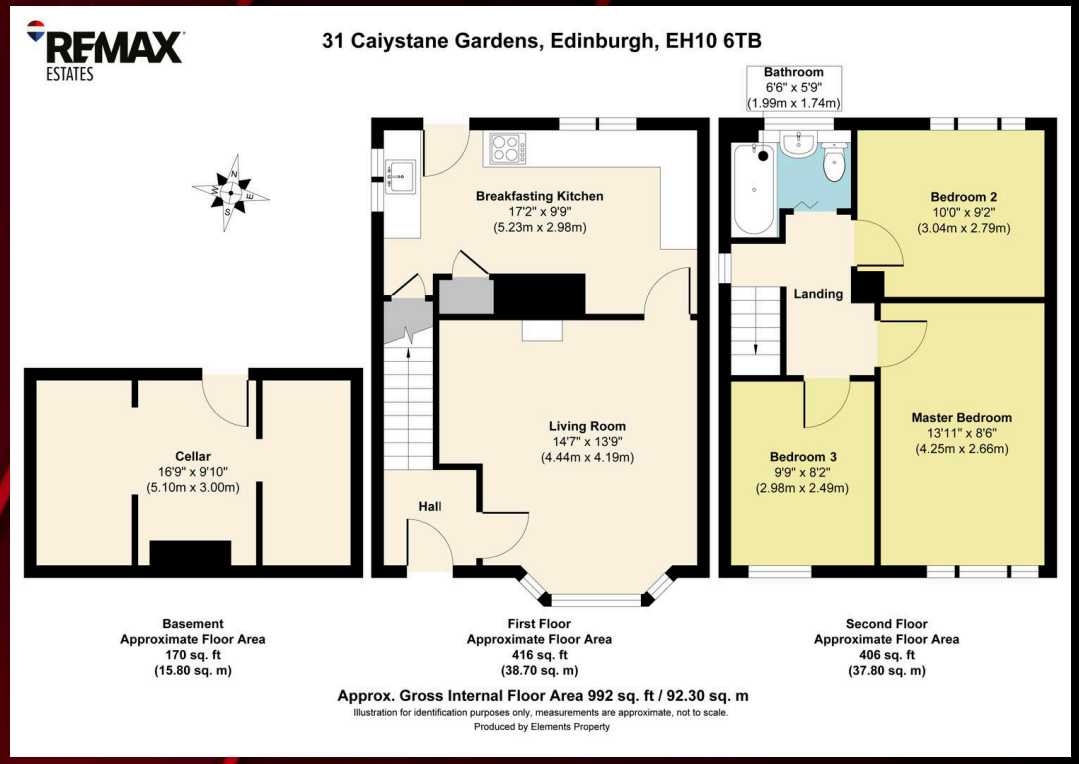
The rear garden has a large grass area with mature shrubs and plants, space for outdoor seating with tables and chairs, and is ideal for relaxing or for children to play. There is access to the cellar and direct entry to the kitchen through the back door.

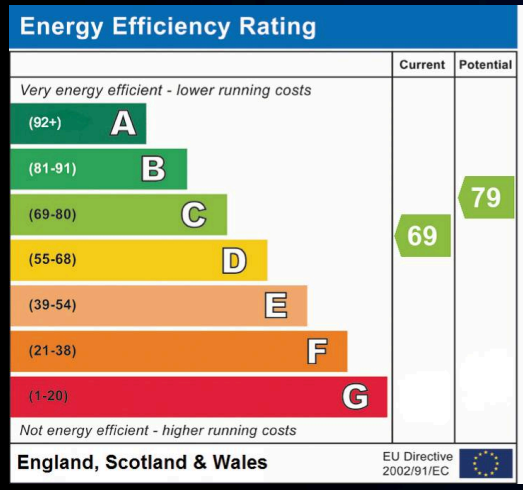
DRIVEWAY

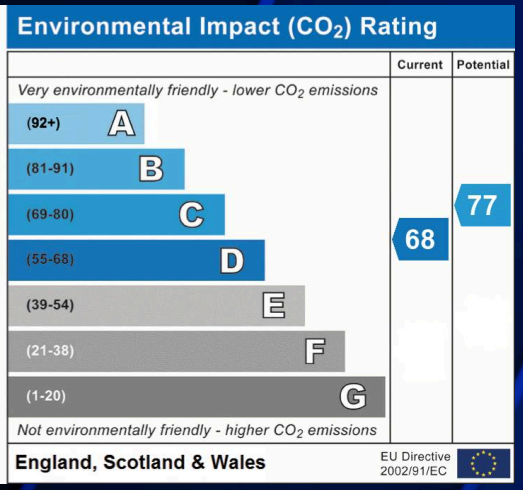
2 Parking Spaces

2 car drive at the side of the property.

TOYS


RE/MAX ESTATES
31 Caiystane Gardens, Edinburgh, EH10 6TB
Bathroom
6'6" x 5'9"
(1.99m x 1.74m)
Breakfasting Kitchen
17'2" x 9'9"
(5.23m x 2.98m)
Bedroom 2
10'0" x 9'2"
(3.04m x 2.79m)
Landing
Living Room
14'7" x 13'9"
(4.44m x 4.19m)
Master Bedroom
13'11" x 8'6"
(4.25m x 2.66m)
Cellar
16'9" x 9'10"
(5.10m x 3.00m)
Bedroom 3
9'9" x 8'2"
(2.98m x 2.49m)
Hall
Basement
Approximate Floor Area
170 sq. ft
(15.80 sq. m)
First Floor
Approximate Floor Area
416 sq. ft
(38.70 sq. m)
Second Floor
Approximate Floor Area
406 sq. ft
(37.80 sq. m)
Approx. Gross Internal Floor Area 992 sq. ft / 92.30 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
69
79
England, Scotland & Wales
EU Directive 2002/91/EC


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
68
77
England, Scotland & Wales
EU Directive 2002/91/EC

RE/MAX Estates

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