



11 Raith Gardens
The Wisp, EH16 4ZS

Deans 
Solicitors & Estate Agents LLP



DETACHED HOUSE

- Living Room
- Kitchen/ Dining Room
- Utility Room
- W.C.
- Four Bedroom (One En-suite)
- Bathroom
- Private Front & Rear Garden
- Garage & Driveway
- Double Glazing & GCH
- EPC Rating – B



Forming part of popular modern development, this well-presented detached house is situated in the sought after location of The Wisp. The property is close to a wide range of local amenities including Fort Kinnard that offers a range of high street retailers, restaurants, supermarkets and a gym. The accommodation comprises on the ground floor; a welcoming entrance hallway, warm and bright sitting room, spacious fitted kitchen/ dining room with French doors leading to the rear, utility room and separate W.C. On the upper level the accommodation comprises; four good-sized bedrooms (one en-suite) and a family bathroom. Externally there are well-maintained private gardens to the front and rear with a driveway and garage that provide off-street parking. The property features double glazing and gas central heating. Included in the sale are the: fitted carpets and floor coverings, curtains, oven, hob, hood, fridge-freezer, washing machine, tumble dryer, dishwasher and garden shed. All appliances included in the sale are sold as seen with no warranty provided.

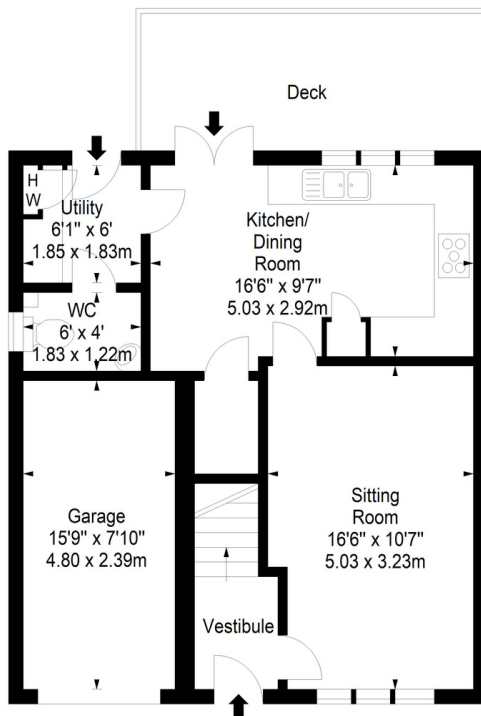




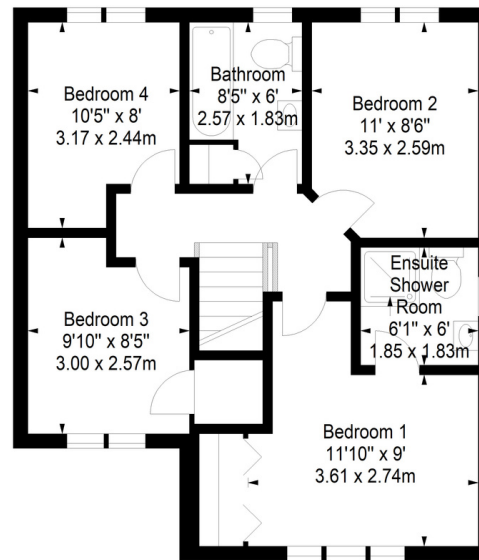
**Raith Gardens,
Edinburgh,
Midlothian, EH16 4ZQ**



Approx. Gross Internal Area
1038 Sq Ft - 96.43 Sq M
Garage
Approx. Gross Internal Area
122 Sq Ft - 11.33 Sq M
For identification only. Not to scale.
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Ground Floor



First Floor



Disclaimer: Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any 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. Only offers using the Scottish Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non- standard Clause and replaced with the Scottish Standard Clauses.

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Your Property People.

0131 667 1900

mail@deansproperties.co.uk

deansproperties.co.uk