



Solicitors & Estate Agents










Offers Over

£260,000

2 Darnley Terrace

The Wisp | Edinburgh | EH16 4WS

This modern end-terrace home forms part of a popular and well-maintained development built in 2019 and offers an ideal opportunity for first-time buyers or young families. The property benefits from residents' parking bays and a private, enclosed rear garden, combining contemporary living with practical outdoor space.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms Plus WC
-  Unallocated Parking
-  Enclosed Rear Gardens
-  EPC Rating – C
-  Council Tax Band - D



Description

Upon entering the property, you are welcomed by an inviting hallway which provides access to the staircase and a conveniently located ground floor WC. To the front of the home is a bright reception room, finished with laminate flooring and offering a comfortable space for everyday living and relaxation.

To the rear, the well-appointed dining kitchen is fitted with a range of white wall and base units and includes integrated appliances. Glazed doors open directly onto the rear garden, creating a seamless connection between indoor and outdoor living, while useful under-stairs storage adds to the practicality of the space. The principal bedroom is a generously sized double, featuring mirror-fronted built-in wardrobes and the added benefit of a private en-suite shower room. A further double bedroom enjoys a rear aspect and is finished with carpet flooring and attractive wood-panelled feature walls. The third bedroom is a single room, also positioned to the rear, making it ideal as a child's room, home office, or nursery.

The family bathroom is fitted with a modern three-piece white suite, with an electric shower over the bath.

Factor: £24 quarterly to FirstPort Property Management



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the property benefits from residents' parking bays and a fully enclosed rear garden, which includes a patio area, lawn, and decked seating space, perfect for outdoor dining and entertaining

Viewing

Please contact Neilsons on 0131 625 2222.





Location

The Wisp is a well-established and popular residential area situated approximately five miles south of Edinburgh's city centre. An excellent range of amenities is available close by, including the extensive retail, leisure, and dining facilities at Fort Kinnaird, with further options found in the nearby town of Dalkeith and at Straiton Retail Park. The area is well served by green spaces and recreational facilities, with Dalkeith Country Park and a selection of golf courses all within easy reach. The Wisp is also ideally located for access to the Edinburgh Royal Infirmary and the Queen Margaret University campus.

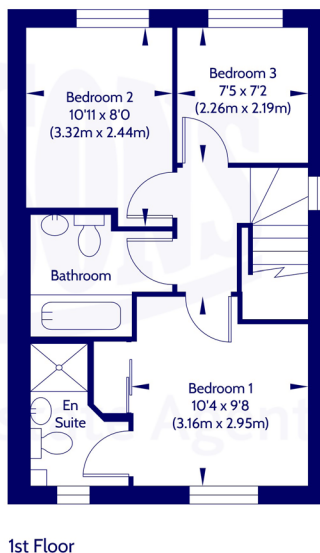
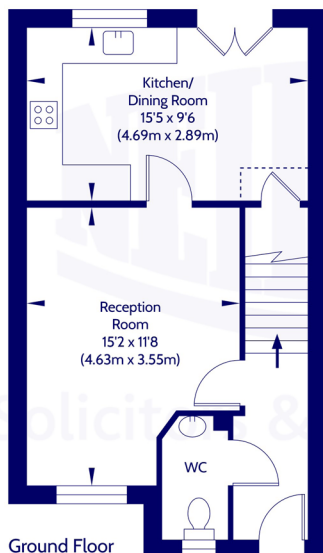
There is an efficient public transport network operating locally, providing regular services to surrounding areas and into Edinburgh's city centre. For motorists, the nearby A7 offers quick access to Edinburgh and the City Bypass, which in turn connects to the main motorway network and Edinburgh International Airport. Shawfair Railway Station, located on the Borders Railway line, is also only a short distance away, offering convenient rail links to Edinburgh and beyond.

Modern end-terrace home within a popular development built in 2019





Approx. Gross Internal Floor Area 74 Sq M / 792 Sq Ft.



All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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