





Welcome

Welcome to Galvane Road, McDougall McQueen are delighted to present to the market this fabulous four bedroom detached property offering excellent, modern day family living, built by Persimmon circa 2012. The property forms part of a sought-after, factored development ideally located in the Wisp area of Edinburgh, close to many local amenities, schooling and swift transport links. This lovely family home offers bright, comfortable and flexible accommodation over two levels and has been finished off to a good standard throughout. The dual aspect living room is particularly bright and the kitchen has ample space for dining with direct access to a fully enclosed rear garden. All the bedrooms are spacious with the main bedroom enjoying the convenience of an ensuite shower room. Externally the property benefits from private gardens along with a garage partly set up as a useful utility room and a driveway for up to three cars. Presented to the market in good order throughout, we would recommend an early viewing.

- Entrance hallway
- Dual aspect living room
- Dining room/family room or second lounge
- Dining kitchen fully equipped
- Four bedrooms, master with en-suite shower room
- Downstairs cloaks comprising WC and wash hand basin
- Family bathroom comprising WC, wash hand basin and bath
- Attic storage, partially floored accessed by a fixed ladder
- Gas central heating & double glazing
- Private gardens
- Detached garage and driveway







The Wisp

The Wisp is an area located close to both Danderhall and Newcraighall, approximately five miles south of Edinburgh's City Centre. There are superb amenities to be found at nearby Fort Kinnaird and at Dalkeith. The Wisp is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The City Bypass is easily accessible, providing links to other main motorway networks and Edinburgh International Airport.

Extras

Included in the sale are the integrated kitchen appliances, blinds where fitted and fixtures & fittings. Agent's Note: The development is factored by First Port with an approximate annual fee of £92.00. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.



Get in touch

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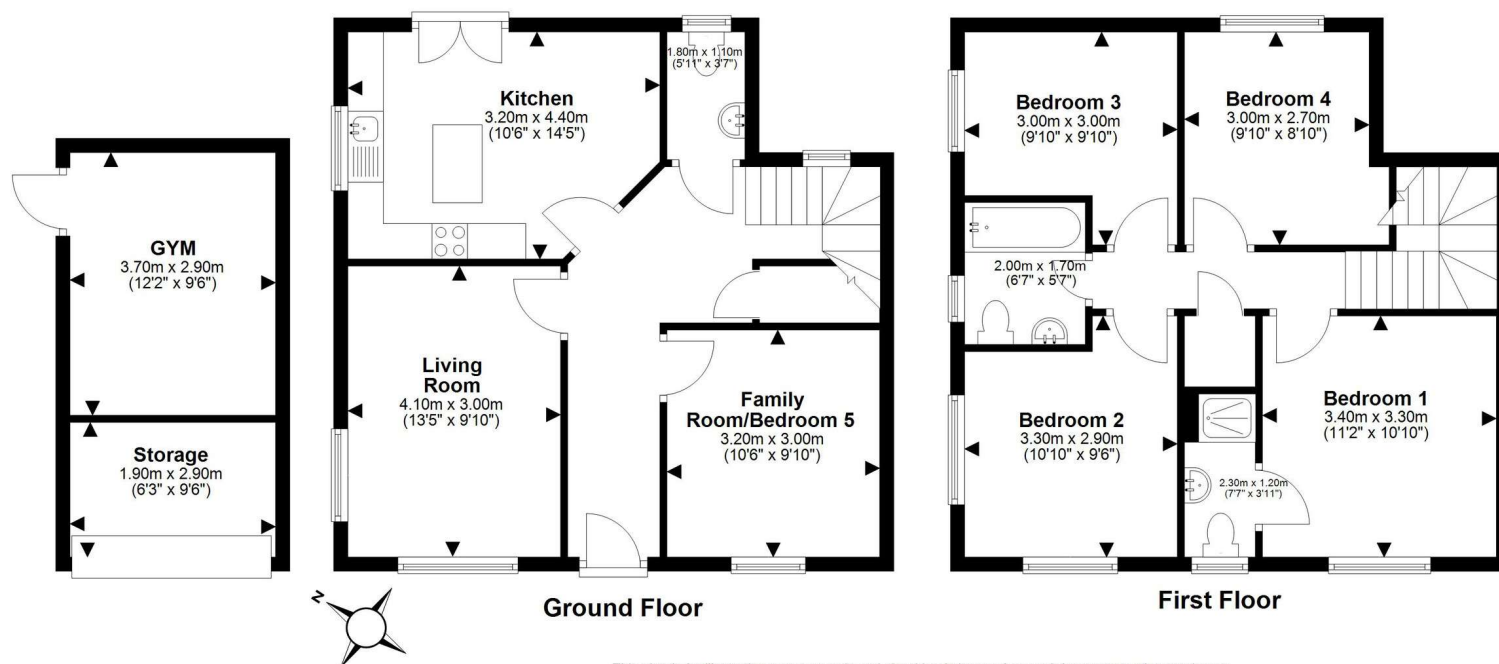
Bruntsfield Office:

103-105 Bruntsfield Place,
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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 Combined 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 Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.