

# 40 Kane Wynd

THE WISP, EDINBURGH, EH16 4XE



ATTRACTIVE AND WELL-PRESENTED  
THREE-BEDROOM SEMI-DETACHED HOME



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Part exchange available. McEwan Fraser is delighted to introduce this attractive and well-presented three-bedroom semi-detached home, which forms part of a modern, established development in the sought-after Wisp area, close to Newcraighall. Ideally suited to professionals and young families, the property combines stylish interiors with practical features, excellent transport links, and access to a wide range of local amenities. This particular style of modern build is more spacious internally than the semi-detached houses typically built in the area. A viewing will be essential to fully appreciate this home.

The accommodation is arranged over two levels. A welcoming entrance hall leads to a bright front-facing living room, offering a comfortable space for relaxation or entertaining.

## The Property





To the rear, the contemporary kitchen and dining area serves as the heart of the home, fitted with a range of modern base and wall-mounted units, integrated appliances, and patio doors opening directly to the enclosed rear garden, allowing for easy indoor-outdoor living. A convenient ground-floor WC completes the downstairs accommodation.









Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from a private en-suite shower room, while a modern family bathroom serves the remaining bedrooms. Additional storage is available in the attic.

The property further benefits from double glazing and a hybrid air source heat pump with gas boiler system, ensuring year-round energy efficiency and comfort.









**Bedroom 2**





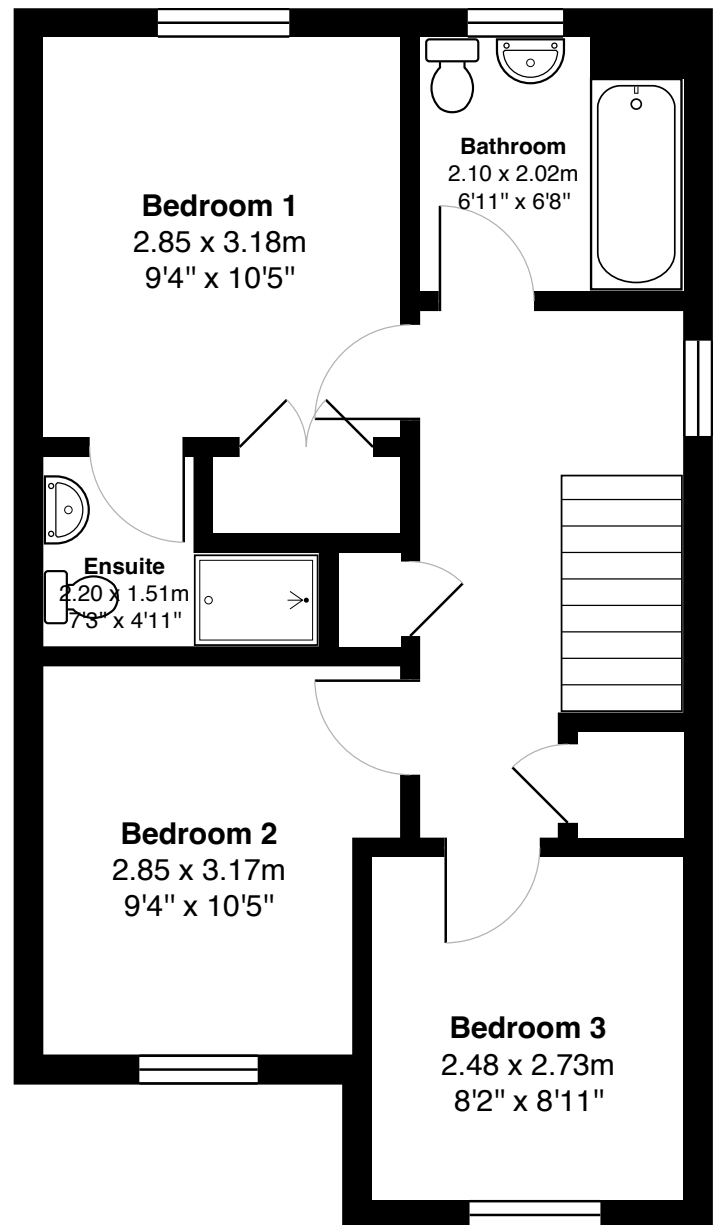
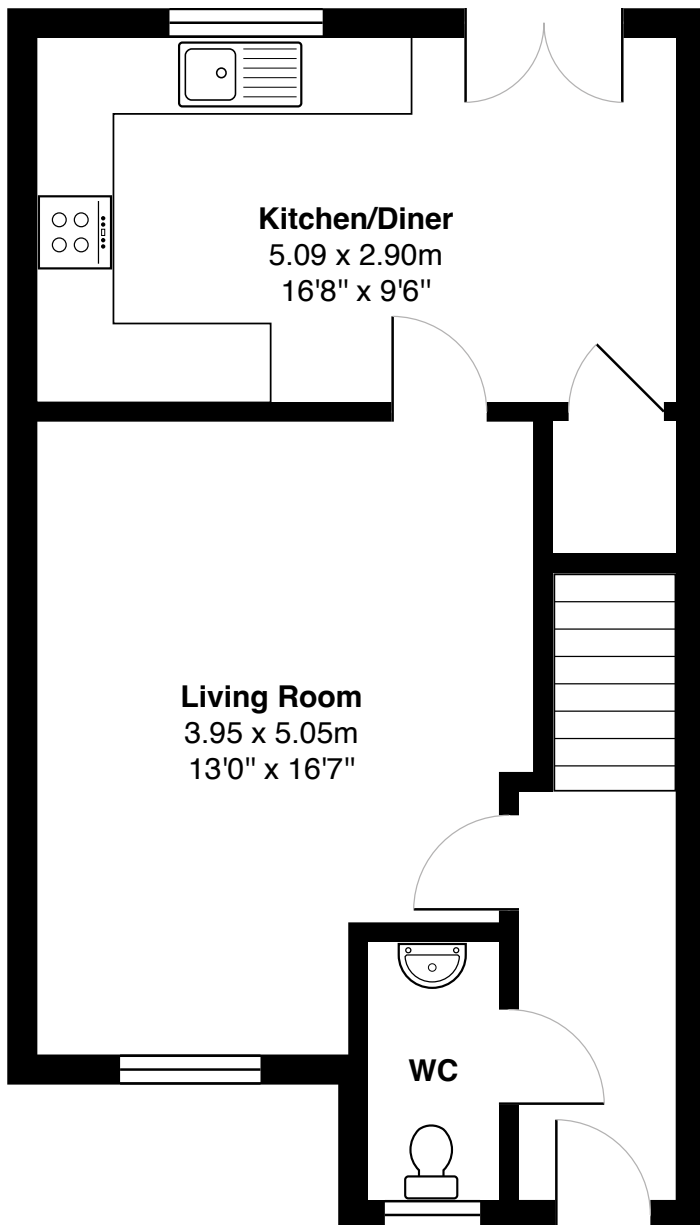
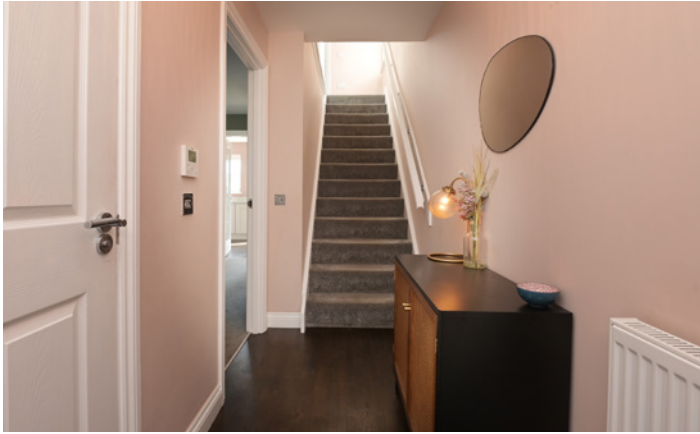


**Bedroom 3**









Gross internal floor area (m<sup>2</sup>): 86m<sup>2</sup>

EPC Rating: C

## Floor Plan



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Externally, the home offers a monoblock driveway providing off-street parking, and a fully enclosed rear garden with lawn and a deck, creating a safe and versatile outdoor space for children, pets, or entertaining. The property is not overlooked from the rear.

The location is particularly appealing, with Fort Kinnaird Retail Park close by, offering a 24-hour gym, cinema, major high-street retailers and a wide selection of restaurants. Edinburgh Royal Infirmary and the BioQuarter are within easy reach, as are a range of local schools. The area enjoys excellent transport links, with frequent bus services, Shawfair railway station nearby, and quick access to the City Bypass and A7.

This is a superb modern home in a popular residential setting, offering style, convenience, and practicality in equal measure.

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Nestled in The Wisp, this location is a well-connected residential haven just five miles from Edinburgh's city centre, ideal for professionals and families. Excellent transport links include Shawfair railway station, the A7, City Bypass, and regular bus services, ensuring easy commutes to the city, airport, and beyond.

Local amenities are superb, with Fort Kinnaird and Straiton Retail Parks offering comprehensive shopping, dining, and a cinema. The Edinburgh Royal Infirmary and BioQuarter provide top-tier healthcare and employment. Families benefit from a selection of well-regarded primary and secondary schools.

For recreation, enjoy Hunter's Hall Park, local golf courses, and the major green spaces of Dalkeith Country Park and Arthur's Seat. Everyday needs are met in nearby Danderhall, with Queen Margaret University adding further appeal. This area perfectly balances urban convenience with access to the countryside.

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## The Location



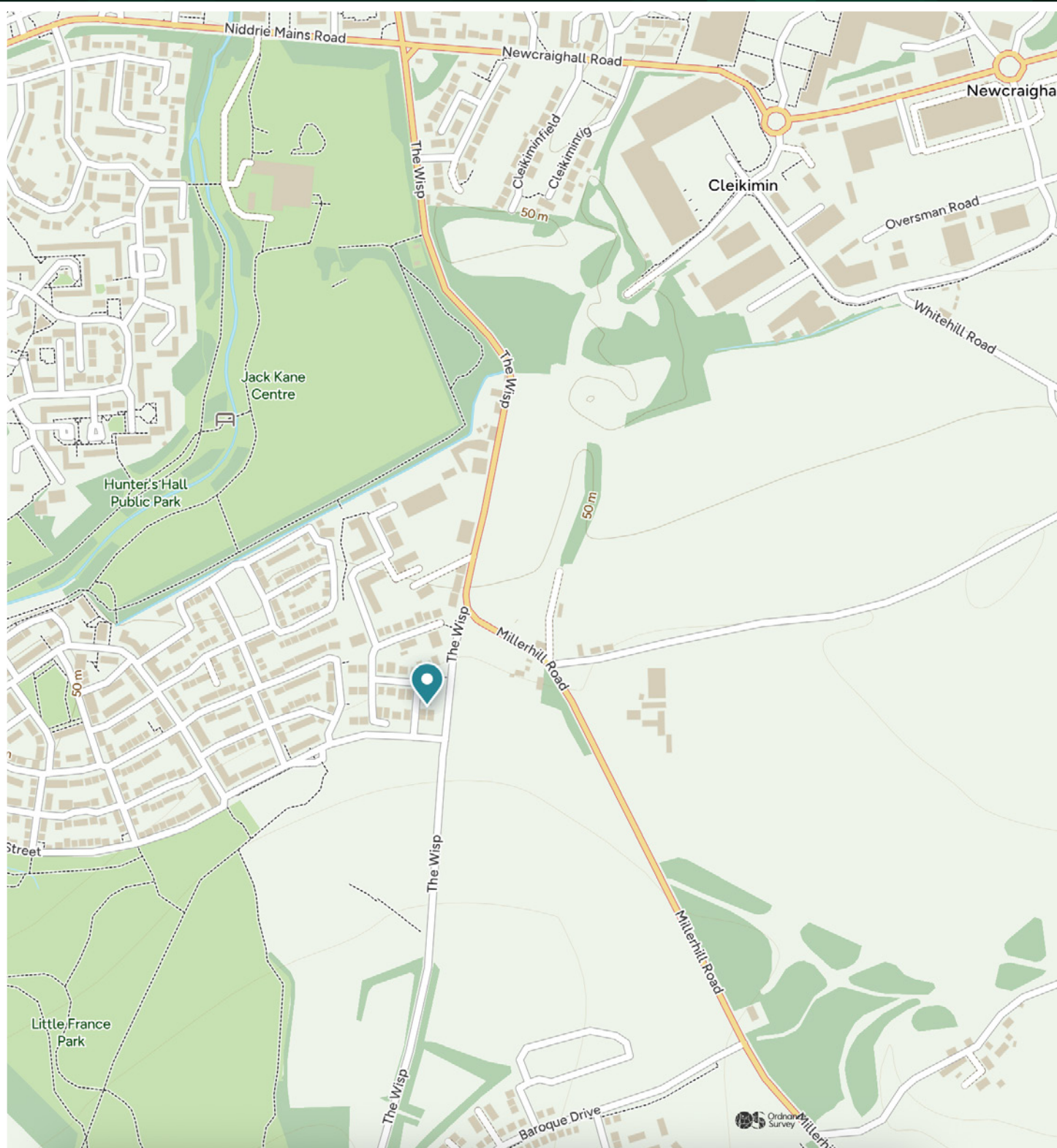


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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