

9 Galvane Road

THE WISP, EDINBURGH, EH16 4WE



*MCEWAN FRASER IS DELIGHTED TO PRESENT THIS MODERN
TWO-BEDROOM MID-TERRACED HOUSE THAT IS SITUATED
IN A HIGHLY DESIRABLE MODERN DEVELOPMENT*



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this modern two-bedroom mid-terraced house that is situated in a highly desirable modern development. The property is presented to in excellent condition and there are excellent local amenities and convenient access to the city centre and City Bypass. This is an ideal home for first-time buyers, young families, and professionals alike.

The accommodation is focused on a bright and neutrally decorated living room that includes laminate flooring and plenty of space for a large suite.





A door from the living room opens into the contemporary kitchen, which is well-equipped with a range of stylish base and wall-mounted units, and complementary work surfaces. There is a mixture of integrated and free-standing appliances and space for a small breakfast table.





Upstairs, the accommodation includes two well-proportioned double bedrooms. Both bedrooms have built-in wardrobes. The bathroom is partially tiled and includes a white three-piece suite with a shower over the bath.

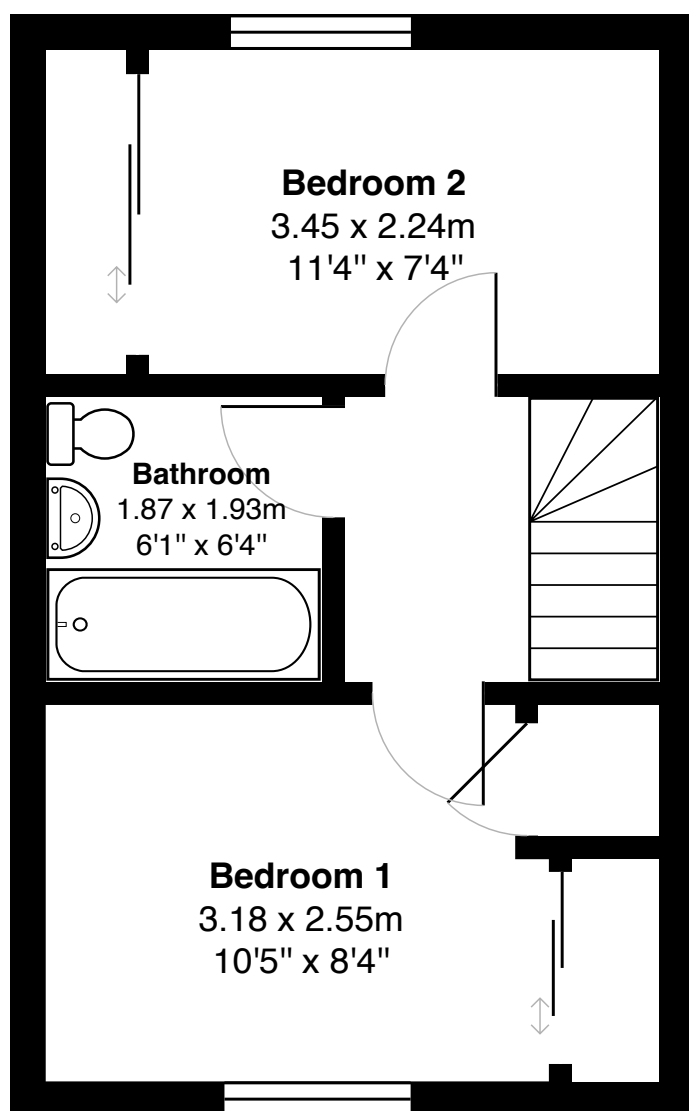
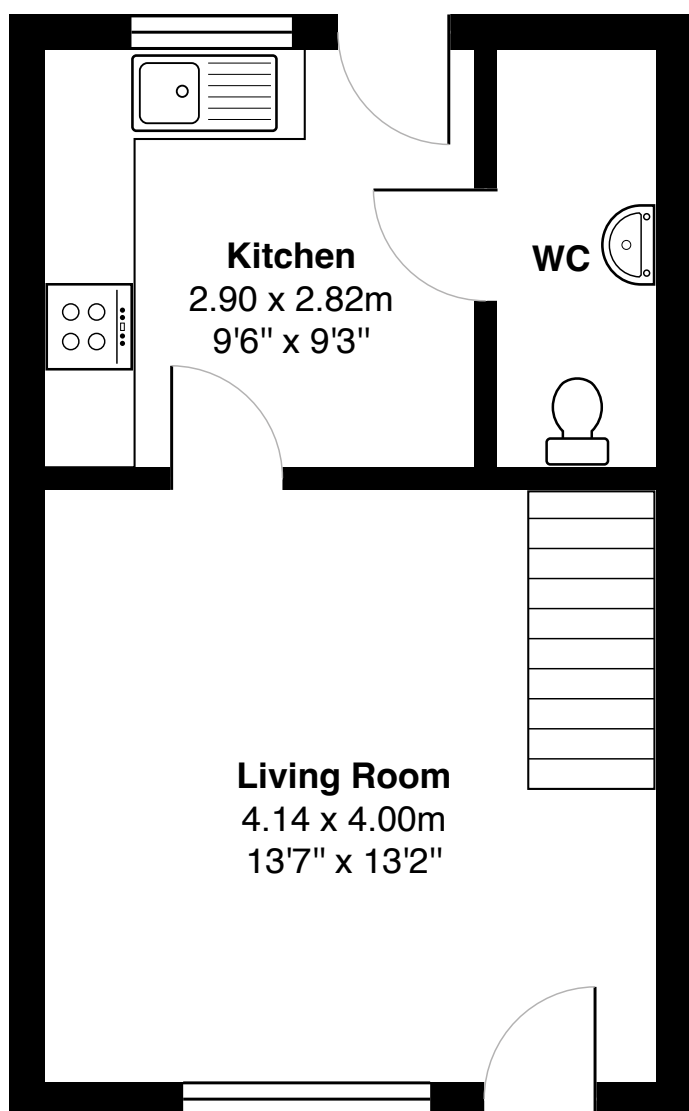




Bedroom 2







Gross internal floor area (m²): 57m²

EPC Rating: C



Externally, the home benefits from a small, low-maintenance front garden. The rear garden is southwest facing and a real suntrap in the summer months. There is a deck for entertaining and an established lawn. Early viewing is highly recommended to fully appreciate this attractive home in a popular and well-connected residential setting.



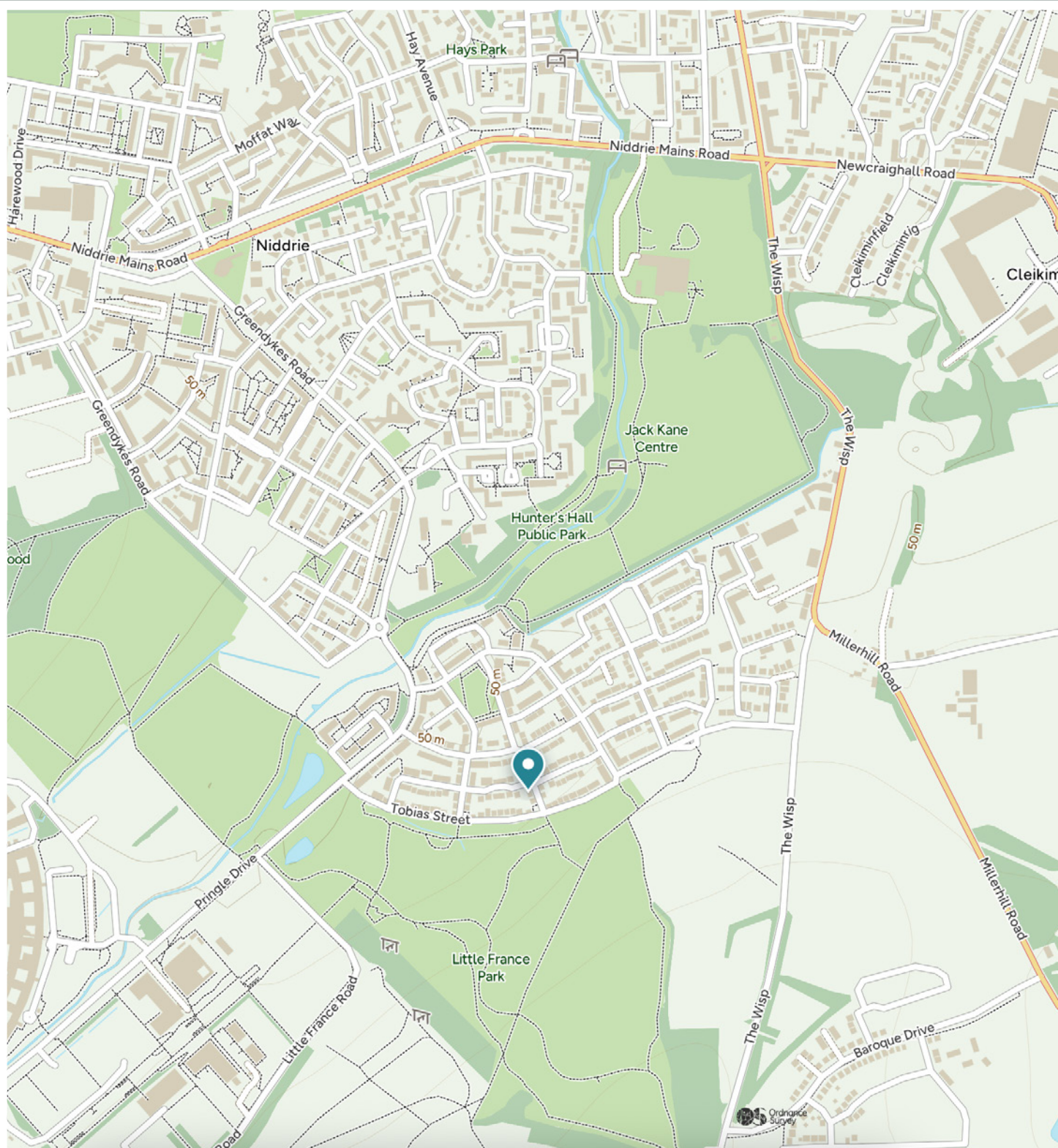


Nestled in The Wisp, the property is located in a well-connected residential haven just five miles from Edinburgh's city centre, ideal for professionals and families. Excellent transport links include Shawfair railway station, the A7, City Bypass, and regular bus services, ensuring easy commutes to the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

The Location



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Exchange
Available



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Text and description
MICHAEL MCMULLAN
Area Sales Manager



Professional photography
MARK BRYCE
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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