



RALPH SAYER
SOLICITORS & ESTATE AGENTS

33 Knight Crescent

The Wisp, Edinburgh, EH16 4XA

33 Knight Crescent

This executive five bedroom detached house is an outstanding family home that is brought to market in true walk-in condition. It features modern interiors, decorated in neutral hues, and is finished to high standards with quality fixtures and fittings, including a large breakfasting kitchen and three washrooms. It further boasts private parking and a generous, family-friendly garden. The property also forms part of a sought-after development with a convenient location in The Wisp.

Nestled behind a well-maintained front garden, the home's main door opens into a central hall with a WC. Directly ahead is the living room. Here, crisp white walls are paired with a solid oak floor, creating an appealing blank canvas that is easy to style. Intricate cornice work and an attractive ceiling frieze add texture to the room, whilst south-facing French doors to the rear garden ensure a light-filled ambience. Mirroring the aesthetic of the living area, a well-proportioned dining room provides a second reception space for family meals and entertaining. Meanwhile, the breakfasting kitchen has a spacious footprint to accommodate another table and chairs. It has a modern design, fitted with generous cabinet storage and workspace, as well as integrated appliances (oven, five-burner gas hob, concealed extractor, and dishwasher) and a freestanding fridge/freezer. The ground floor is completed by a versatile sitting room/fifth bedroom.

Property Summary

- Executive detached house in The Wisp
- Entrance hall with a convenient WC
- South-facing living room with garden access
- Well-proportioned dining room
- Modern breakfasting kitchen
- Versatile sitting room/fifth bedroom
- Three spacious double bedrooms
- One flexible single bedroom
- En-suite shower room with storage
- Family bathroom with overhead shower
- Well-maintained front garden
- Enclosed, south-facing rear garden
- Private driveway for two cars
- Gas central heating and double glazing
- EPC Rating - B | Council Tax Band - F







Versatile sitting room/fifth bedroom, three spacious double bedrooms and one flexible single bedroom







The four main bedrooms are on the first floor. These include the large principal suite, which boasts a Juliet balcony and an en-suite shower room with built-in storage, two additional double bedrooms (one with a built-in wardrobe), and a flexible single bedroom. All have attractive décor and oak wood floors that are easy to maintain. A premium family bathroom, with an overhead shower and quality tile work, finishes the accommodation. Gas central heating and double glazing ensure year-round comfort.

Externally, there is a south-facing rear garden, which is fully enclosed and landscaped with a neat lawn and a patio for summer dining. A double driveway to the front provides private parking for two cars.

Extras: all fitted floor and window coverings, light fittings, integrated kitchen appliances, and a fridge/freezer to be included in the sale.



The Wisp, Edinburgh

Set some five miles southeast of the city centre, The Wisp promises a fantastic setting for young families and professionals keen to escape the hustle and bustle of the capital, without leaving the city limits. The Wisp is also the perfect location for medical and research professionals working at Edinburgh Royal Infirmary and within Edinburgh BioQuarter, or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from a large supermarket, so have no shortage of retail and leisure facilities at their disposal. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The property falls within the catchment area for well-regarded primary and secondary schools. The Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington – perfect for those looking to explore the surrounding countryside and idyllic coastline, including Portobello Beach. Newcraighall station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.

Let us help you find your next
dream property!



RALPH SAYER
SOLICITORS & ESTATE AGENTS

property@ralphsayer.com
0131 225 5567
www.ralphsayer.com

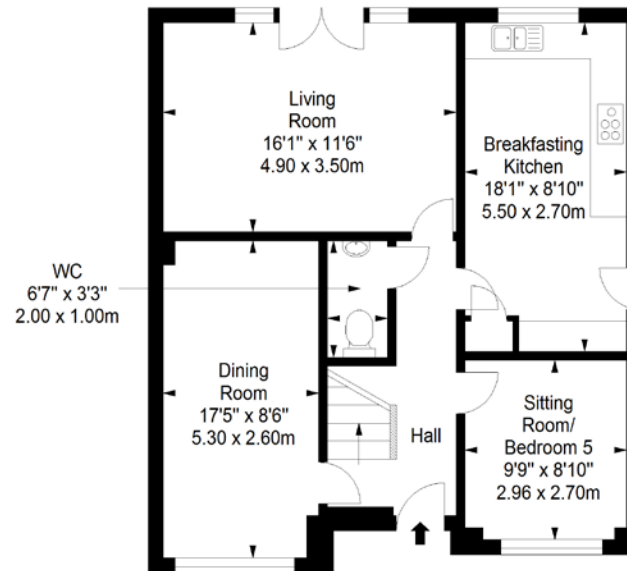
Birch House
10 Bankhead Crossway South
Edinburgh, EH11 4EP

espc CHARTERED FIRM

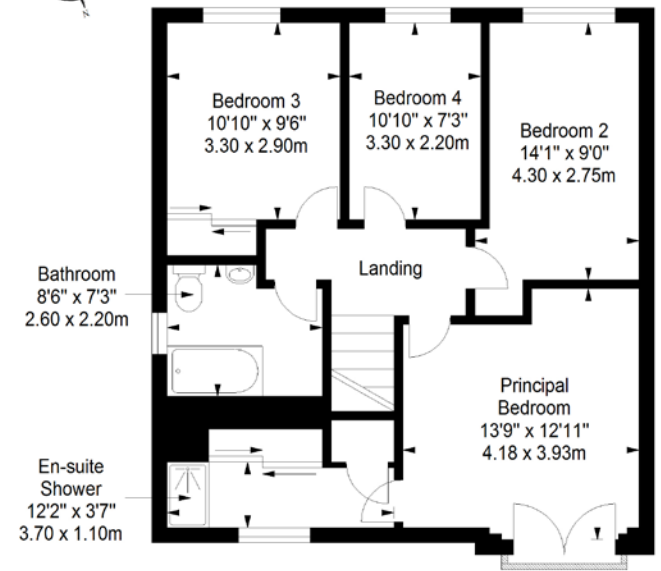
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 66.6 sq. metres (716.9 sq. feet)



First Floor
Approx. 67.2 sq. metres (723.4 sq. feet)



Total area: approx. 133.8 sq. metres (1440.3 sq. feet)