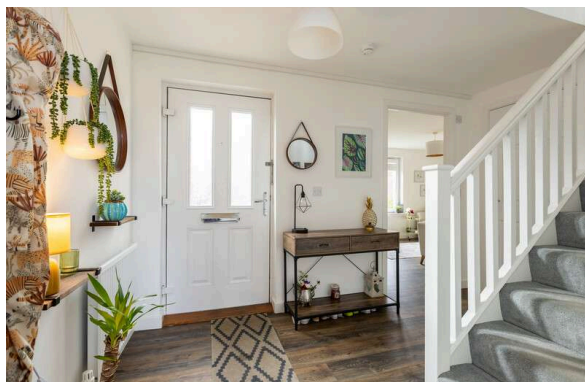




1 Duntreath Place
THE WISP | EDINBURGH | EH16 4ZA


warners
solicitors & estate agents





1 Duntreath Place

THE WISP | EDINBURGH | EH16 4ZA

Nestled on a quiet street in the heart of a modern, manicured estate, moments from excellent amenities, quick transport links and vast open green spaces is this immaculately presented detached family home. Boasting expansive garden grounds, a driveway, an integral garage, double glazing and gas central heating this property would make an ideal home in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright twin windowed lounge, a contemporary dining kitchen with generous dining space and French doors to the garden, a useful utility room and downstairs is completed by a W/C compartment. Following up a carpeted staircase the upper level enjoys a spacious master bedroom with Juliet balcony and elegant en-suite shower room, three further well-proportioned double bedrooms and the villa is completed by a stylish main bathroom with shower over bath. Externally the fully enclosed rear garden is mainly laid to lawn with two paved areas ideal for al fresco dining and entertaining.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.





- Modern detached family home in quiet, manicured estate
- Large garden, driveway and garage
- Welcoming hallway
- Bright lounge
- Contemporary dining kitchen with utility room
- Four well-proportioned bedrooms
- Two bathrooms and a W/C

EPC Rating B.

Extras include all blinds and double oven.

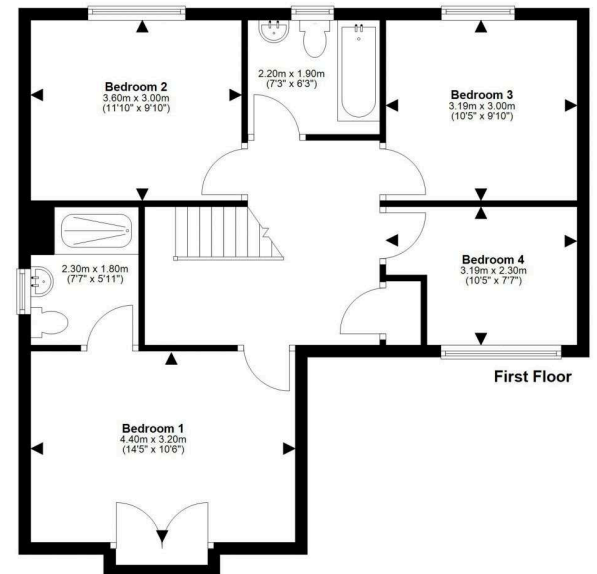
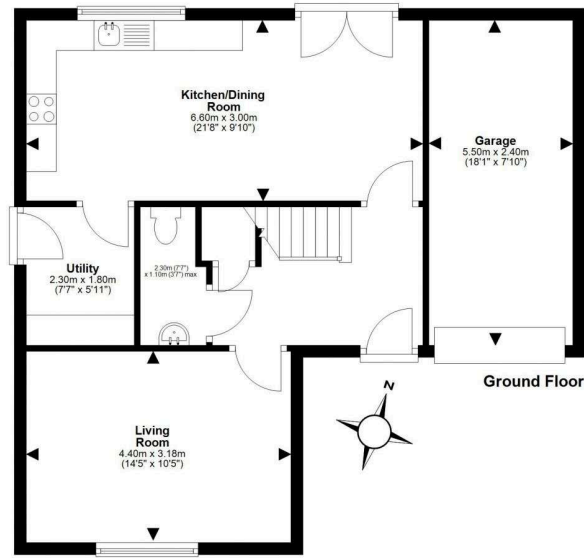
Factor fees: SG Property Management, circa £50 p.a.



The Wisp is a popular area located approximately five miles south of Edinburgh's City Centre. A wealth of amenities can be found at nearby Fort Kinnaird and a little further afield in the town of Dalkeith and at Straiton Retail Park. Dalkeith Country Park and a choice of golf courses are within easy reach. 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 nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.







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