



20/4 Raith Drive  
THE WISP | EH16 4ZQ





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Warners is delighted to present this exceptional and rarely available two-bedroom first-floor apartment, situated within a modern development in The Wisp, east of Edinburgh city centre. With excellent public transport links, a well-connected road network, and close proximity to Fort Kinnaird, this property is perfect for first-time buyers, young professionals, or investors.

Presented to the market in true move-in condition, this stunning apartment has been finished to an impeccable standard throughout. The interiors feature ultramodern design, immaculate presentation, and stylish décor, with thoughtful finishing touches that enhance its appeal.

The spacious and light-filled living/dining room is a standout feature, with large French windows and a Juliet balcony flooding the space with natural light. The principal double bedroom offers a large integrated wardrobe and a contemporary en-suite shower room. The main bathroom is equally stylish, fitted with an electric shower over the bath and modern fixtures.

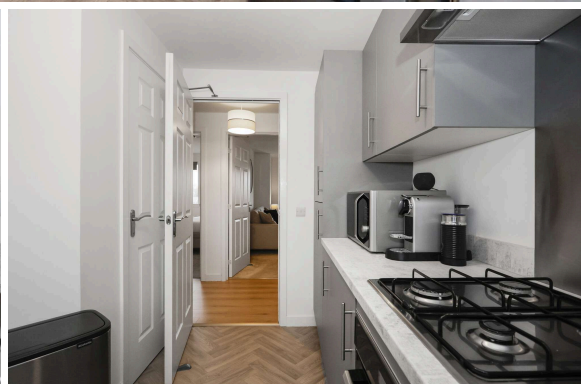
The well-equipped kitchen boasts sleek grey cabinetry that provides ample storage space and is complemented by integrated appliances, perfectly suited for modern living.

Additional highlights include excellent storage in the hallway, double glazing, gas central heating, well-maintained communal grounds managed by a factor, and unrestricted residents' parking.

This superb property combines style, comfort, and convenience, making early viewing highly recommended to fully appreciate all it has to offer.

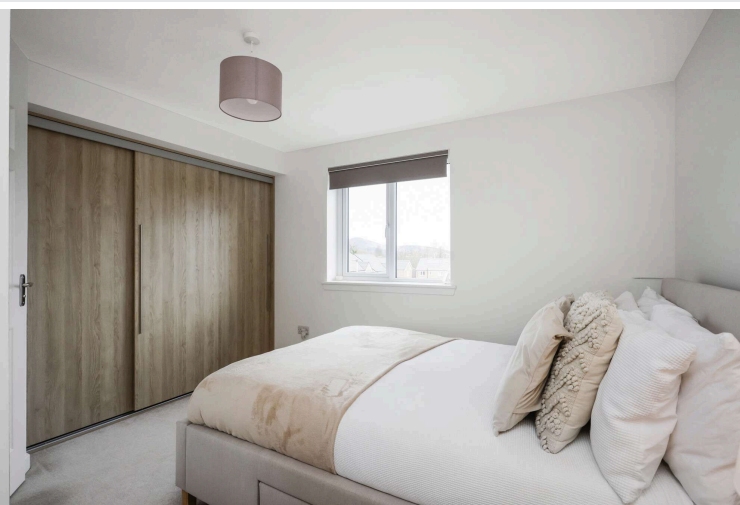
- Sunny living/dining room with French windows
- Attractive modern fitted kitchen
- Two double bedrooms (main benefits from integrated wardrobe)
- En-suite off main bedroom
- Contemporary bathroom with stylish three piece suite, shower over bath
- Welcoming hallway with cupboard
- Gas central heating
- Double glazing
- Security entry phone system
- Landscaped communal grounds
- Unrestricted residents parking

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

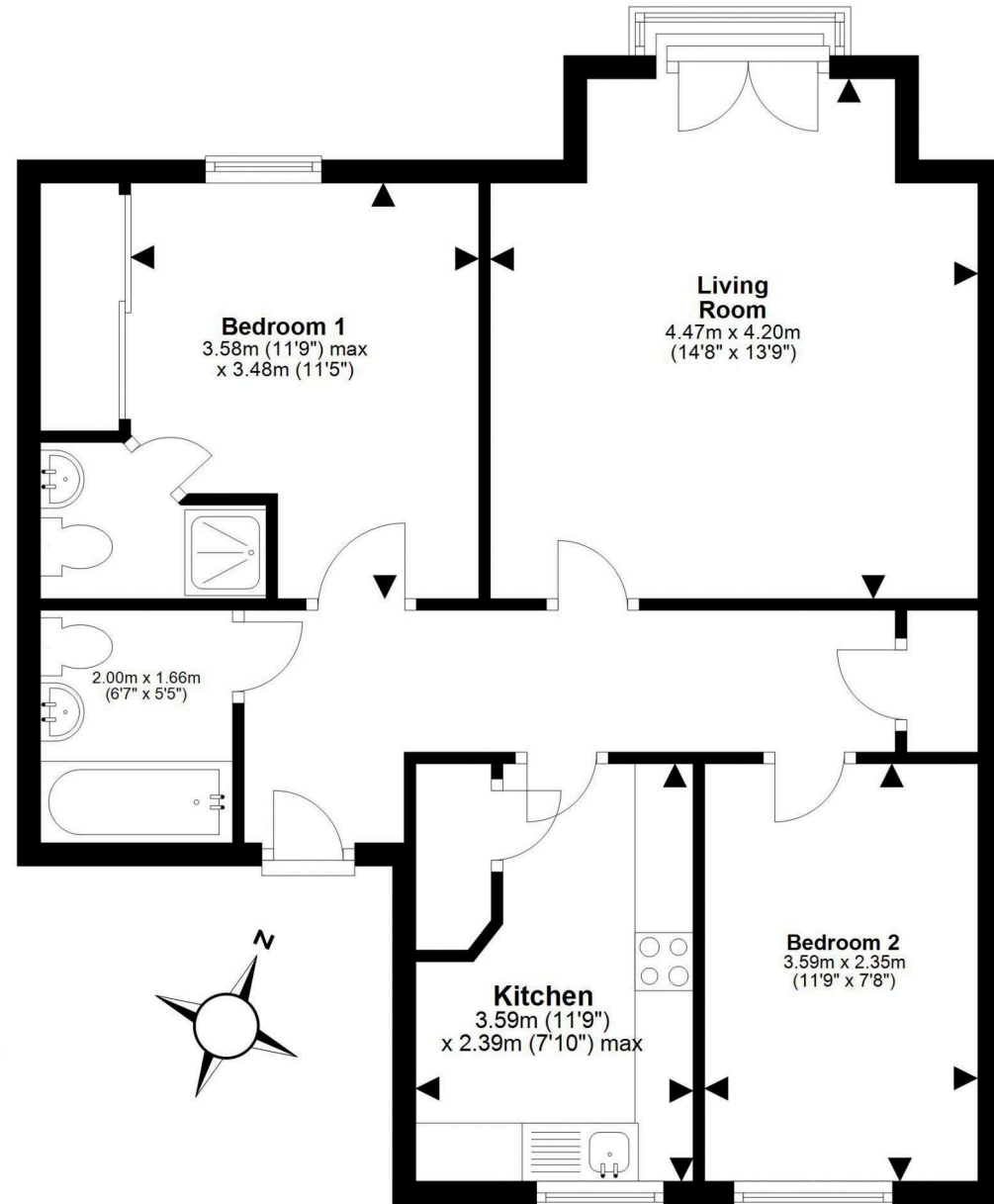
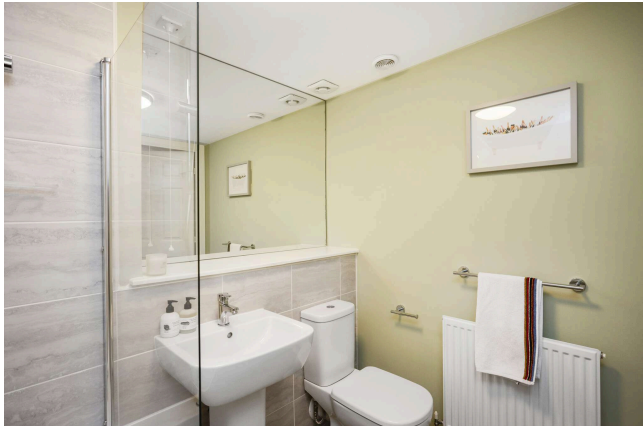


All integrated appliances and blinds will be included in the sale of the property. EPC: B Factoring: Approx.: £75 P/Q to SG Property Management.

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.