



20 Kane Wynd,
THE WISP | EDINBURGH | EH16 4XE

warners
solicitors & estate agents



20 Kane Wynd,

THE WISP | EDINBURGH | EH16 4XE

Warners are pleased to present this attractive and spacious three-bedroom semi-detached family home, located within a modern, established development. The property features an enclosed rear garden and a driveway. Situated in the popular area of The Wisp, with neighbouring Newcraighall, this home offers excellent proximity to Fort Kinnaird Retail Park, which includes a 24-hour gym, cinema, various shops, and a selection of eateries. The property also benefits from superb public transport links and easy access to the main road network. Early viewing is highly recommended. The accommodation comprises a welcoming entrance hall with a downstairs WC, a bright living room with views over the front garden, and a modern fitted kitchen/dining room with wall and base units, integrated appliances, and patio doors leading to the rear garden. The master bedroom is equipped with an en-suite shower room and mirrored built-in wardrobes, while two additional good-sized double bedrooms, one with mirrored built-in wardrobes, share a family bathroom with a three-piece suite. The property further benefits from a large attic space, gas central heating, and double glazing.

Externally, the property features a front lawn and spacious rear gardens, providing an ideal space to enjoy the summer sunshine. A driveway offers convenient off-street parking for the new owners.

- Spacious three-bedroom semi-detached home.
- Enclosed rear garden and off-street parking.
- Close to Fort Kinnaird Retail Park and transport links.
- Master bedroom with en-suite and built-in wardrobes.
- Gas central heating and double glazing.
- Large attic space for storage.

Extras: All integrated kitchen appliances and all the window blinds.

Factor fee: approx £35 quartly to Taylor and Martin

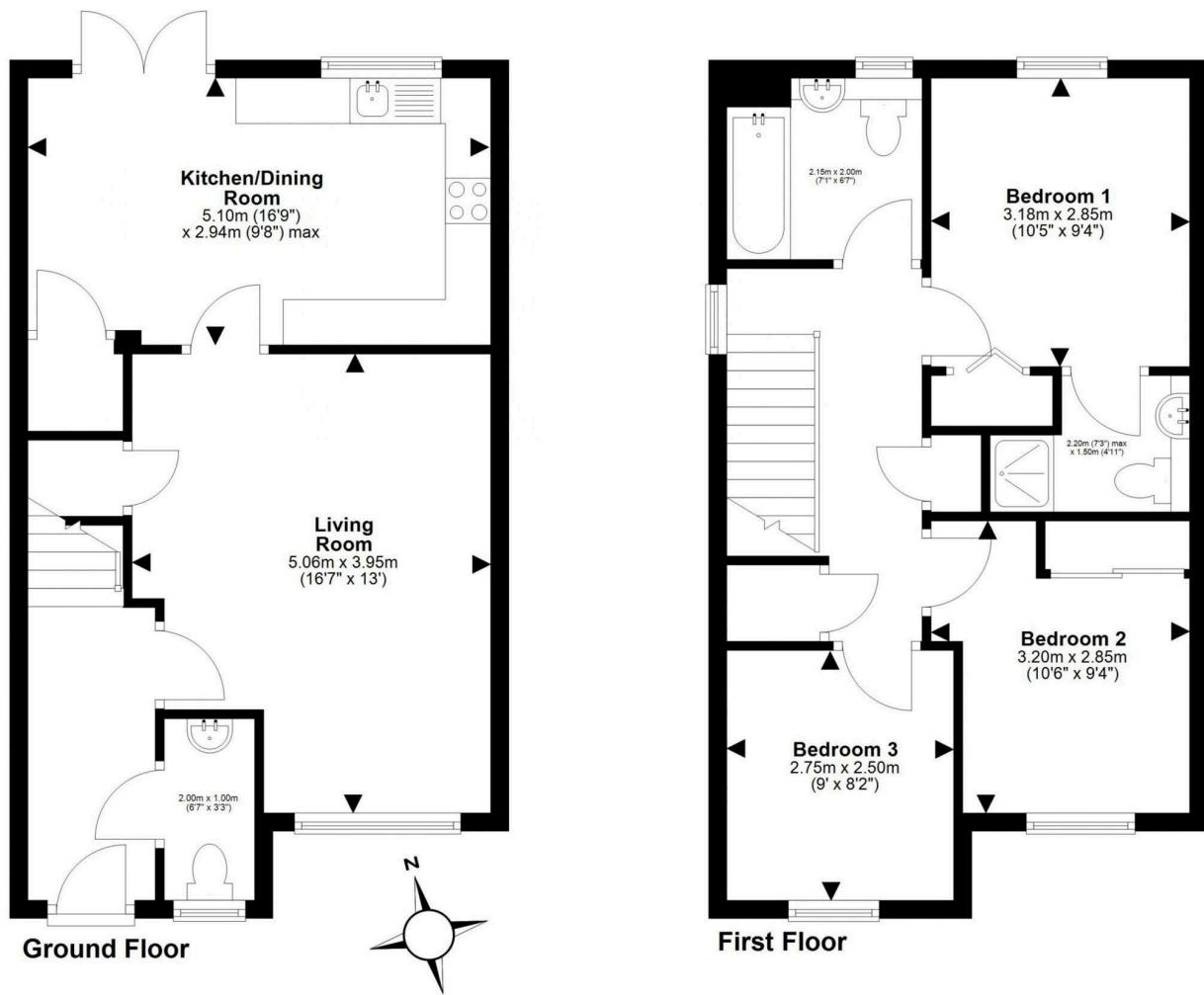
EPC C

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



This stunning property is located near Danderhall which is approximately five miles south of Edinburgh's City Centre. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a choice of golf courses are within easy reach. Danderhall 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.