



7 Hewson Way  
THE WISP | EDINBURGH | EH16 4WF

  
**warners**  
solicitors & estate agents



## 7 Hewson Way The Wisp | Edinburgh | EH16 4WF

Warners are delighted to bring to the market this immaculately presented three-bedroom end-terraced home, quietly positioned within a modern development in the popular Wisp area of Edinburgh. Ideally located for easy access to the City Centre, and a wide range of local amenities, this property presents a fantastic opportunity for families, couples, or professionals seeking a stylish and move-in-ready home. Set over two floors, the home offers bright and generously proportioned accommodation, finished to an exceptional standard with contemporary interiors and high-quality fixtures throughout. The beautifully presented living room provides a welcoming space to relax, while the sleek and modern dining kitchen is equipped with a good range of contemporary wall and base cabinetry that are perfect for modern living. French doors lead directly from the kitchen onto the rear garden, creating a seamless indoor-outdoor flow that's ideal for entertaining or enjoying everyday family life. Upstairs, the principal bedroom benefits from access to a stylish en-suite shower room. A further double bedroom and a comfortable single bedroom provide flexibility for family living, guests, or home working. The modern family bathroom features a three-piece suite with a shower over the bath, and a convenient downstairs WC completes the internal accommodation. One of the standout features of this lovely home is its open outlook and elevated position, which provides attractive views towards the historic Craigmillar Castle. Externally, the fully enclosed rear garden is mainly laid to lawn and features a patio seating area—perfect for al fresco dining and outdoor entertaining. A garden shed offers useful external storage, and the partially floored attic, accessed via a Ramsey ladder and fitted with lighting, provides additional space for storage. Early viewing is highly recommended.

### Key Features:

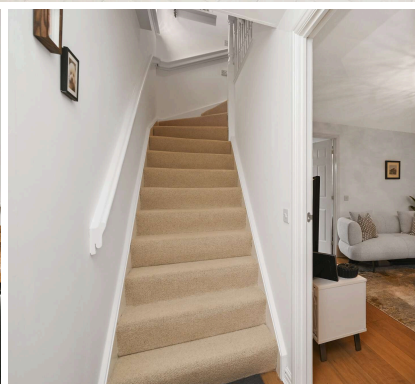
- Immaculately presented end-terraced home peaceful position in sought-after modern development
- Bright and spacious living room
- Contemporary dining kitchen with integrated hob and oven, French doors to the garden
- Principal bedroom with en-suite shower room & a further double and single bedrooms
- Stylish family bathroom and downstairs WC
- Fully enclosed rear garden with patio and shed & allocated parking space
- Gas central heating and double glazing
- Partially floored attic with ladder access and lighting

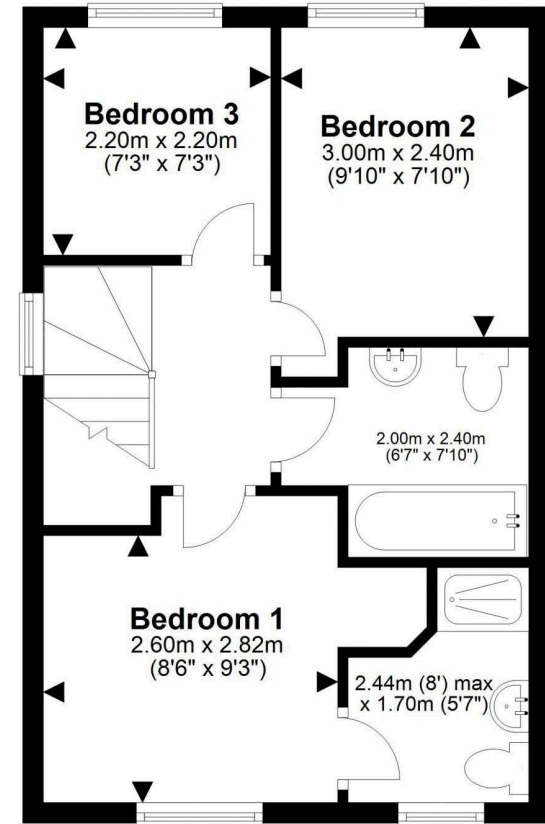
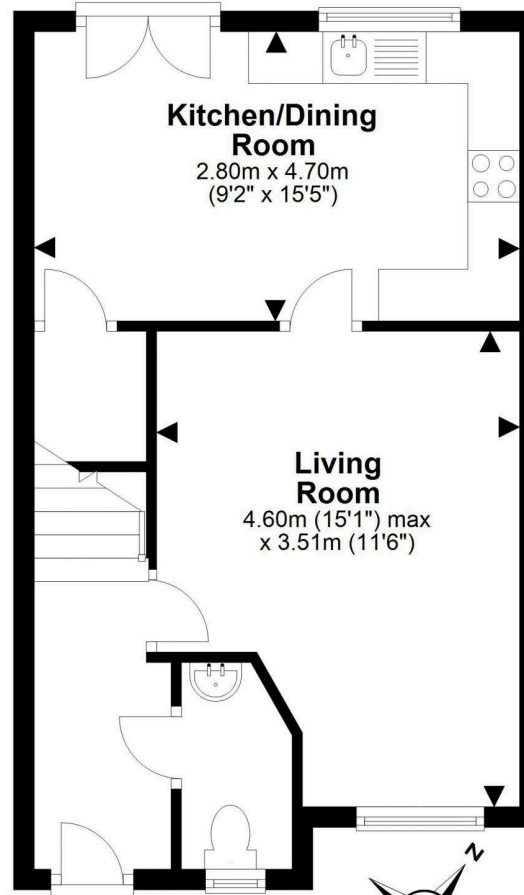
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



Included in the sale of the property are the following items: Cooker, hob, extractor fan, washing machine, tumble dryer & fridge freezer along with all wardrobes, blinds and curtain polls. EPC: C CT: D Factoring: Approx. £20 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.