



14 Duntreath Road
THE WISP | EDINBURGH | EH16 4ZB


warners
solicitors & estate agents



14 Duntreath Road

THE WISP | EDINBURGH | EH16 4ZB

Superb family sized accommodation is on offer within this beautifully presented four bed detached villa with a large fully enclosed garden, occupying a quiet spot only a stone's throw from Little France Park and within walking distance of the Royal Infirmary. This is a particularly sought after development well placed for easy access to good transport links and the fabulous Fort Kinnaird amenities.

This most appealing property boasts spacious and flexible living space, stylish finishing touches and a good sized, fully enclosed garden which is safe for young children or pets. The accommodation on the ground floor includes more than ample space for a family to spread out over the living room, a dining room which could also be used as a family room or children's play room, and a beautifully fitted kitchen with French doors allowing a seamless transition out to the garden. There are four bedrooms, one with en-suite, and the family bathroom located on the upper floor.

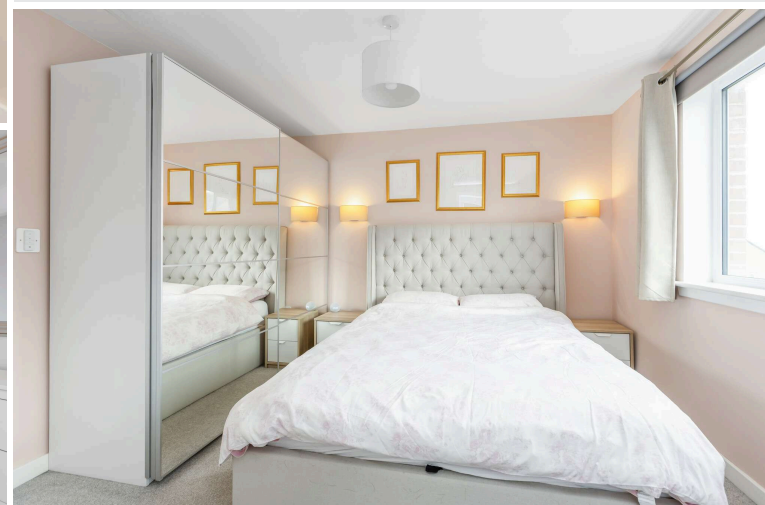
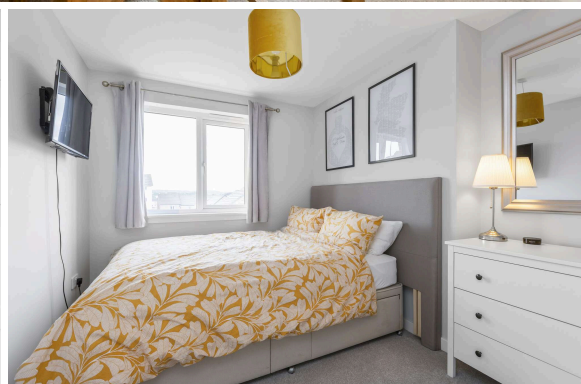
- Excellent family home
- Entrance hallway
- Living room
- Dining/family room
- Attractively fitted kitchen with French doors
- Principal bedroom with en-suite
- Three further bedrooms
- Family Bathroom
- Downstairs WC
- Gas central heating
- Double glazing
- Lovely private gardens
- Two car driveway
- EPC C and Council tax band F
- Factor fee understood to be approx £24 per quarter

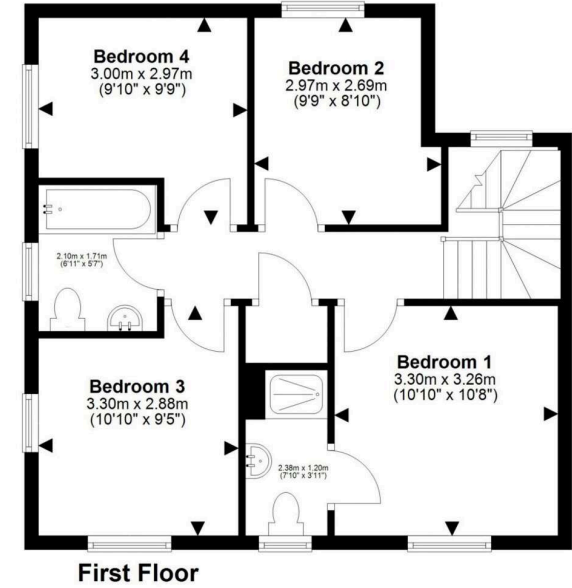
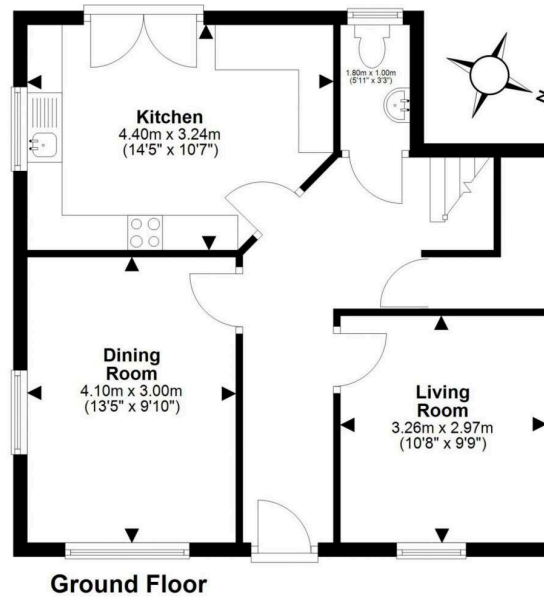
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated fridge/freezer, dishwasher, light up/heated cabinets in main and en-suite bathroom, curtain poles, curtains, Phillips hue hub/lights, oven, stove and hallways shoe storage included in the sale. Washing machine can be negotiated separately.

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.





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