



14/10 Kane Wynd, The Wisp
EDINBURGH | EH16 4XE


warners
solicitors & estate agents



14/10 Kane Wynd, The Wisp

EDINBURGH | EH16 4XE

Nestled in a quiet, modern, manicured development in the heart of The Wisp, moments from the excellent amenities at Fort Kinnaird, the Royal Infirmary and quick transport links is this immaculately presented top floor apartment. Boasting panoramic views, ample resident's parking, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway with three deep storage cupboards, a stunning dual aspect large lounge with Juliet balconies and generous dining space, a contemporary kitchen with attractive units, a master bedroom with built-in mirrored wardrobe and elegant en-suite shower room, two further well-proportioned king bedrooms (one with built-in wardrobe) and the flat is completed by a stylish main bathroom with shower over bath.

- Modern top floor apartment in quiet development
- Close to Fort Kinnaird and Royal Infirmary
- Ample resident's parking, double glazing and Gas heating
- Welcoming hallway with deep storage cupboards
- Bright dual aspect lounge with generous dining space
- Contemporary kitchen with attractive units
- Three large king bedrooms
- Two bathrooms

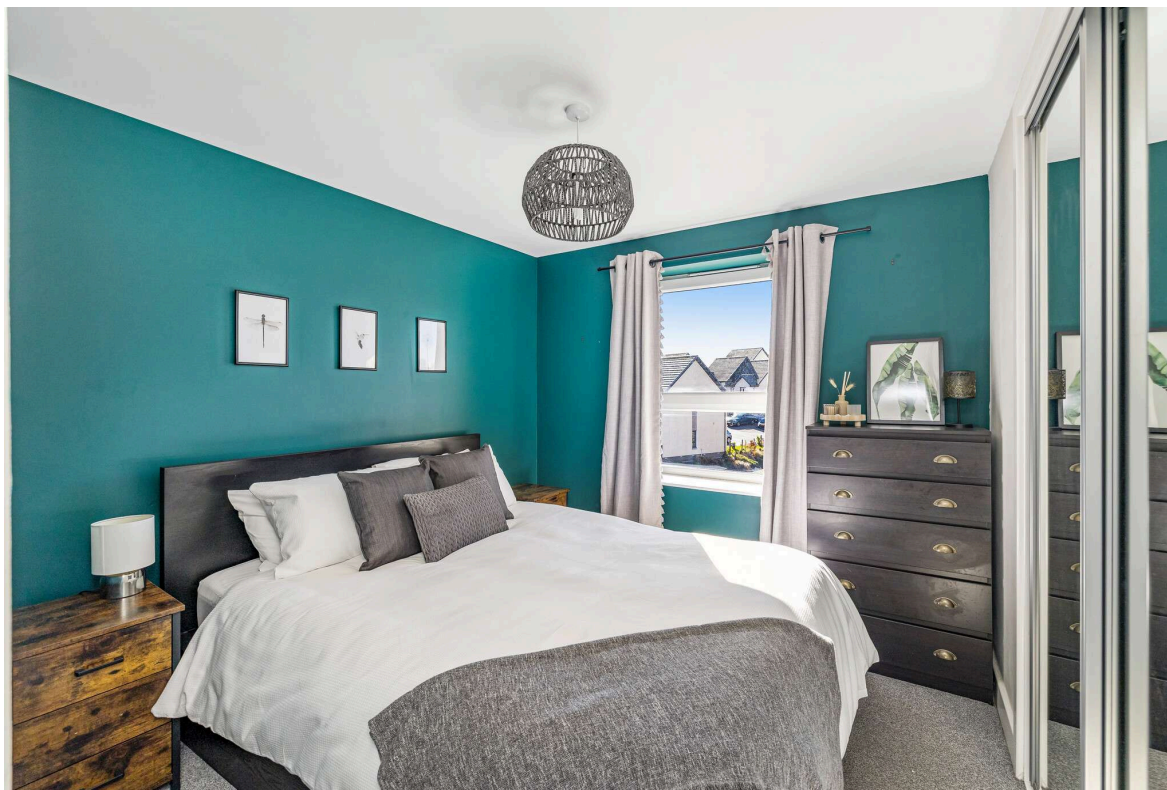
Council tax C, energy rating B

Factor - Taylor and Martin £62 per month , £200 float held

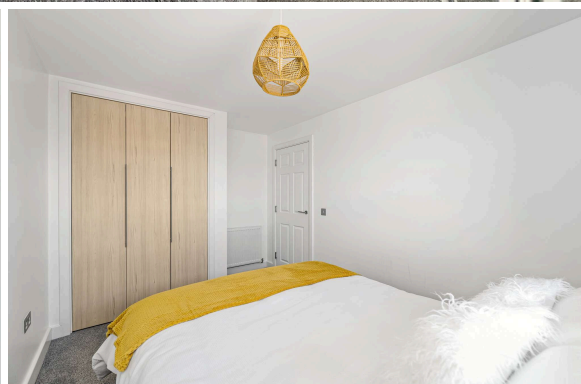
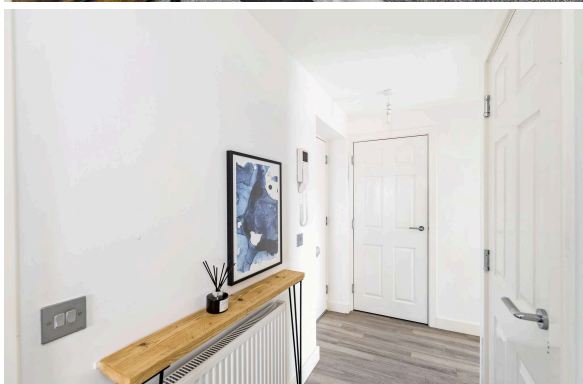
The sofa, yellow cabinet, dining table and chairs will be included in the sale of this property.

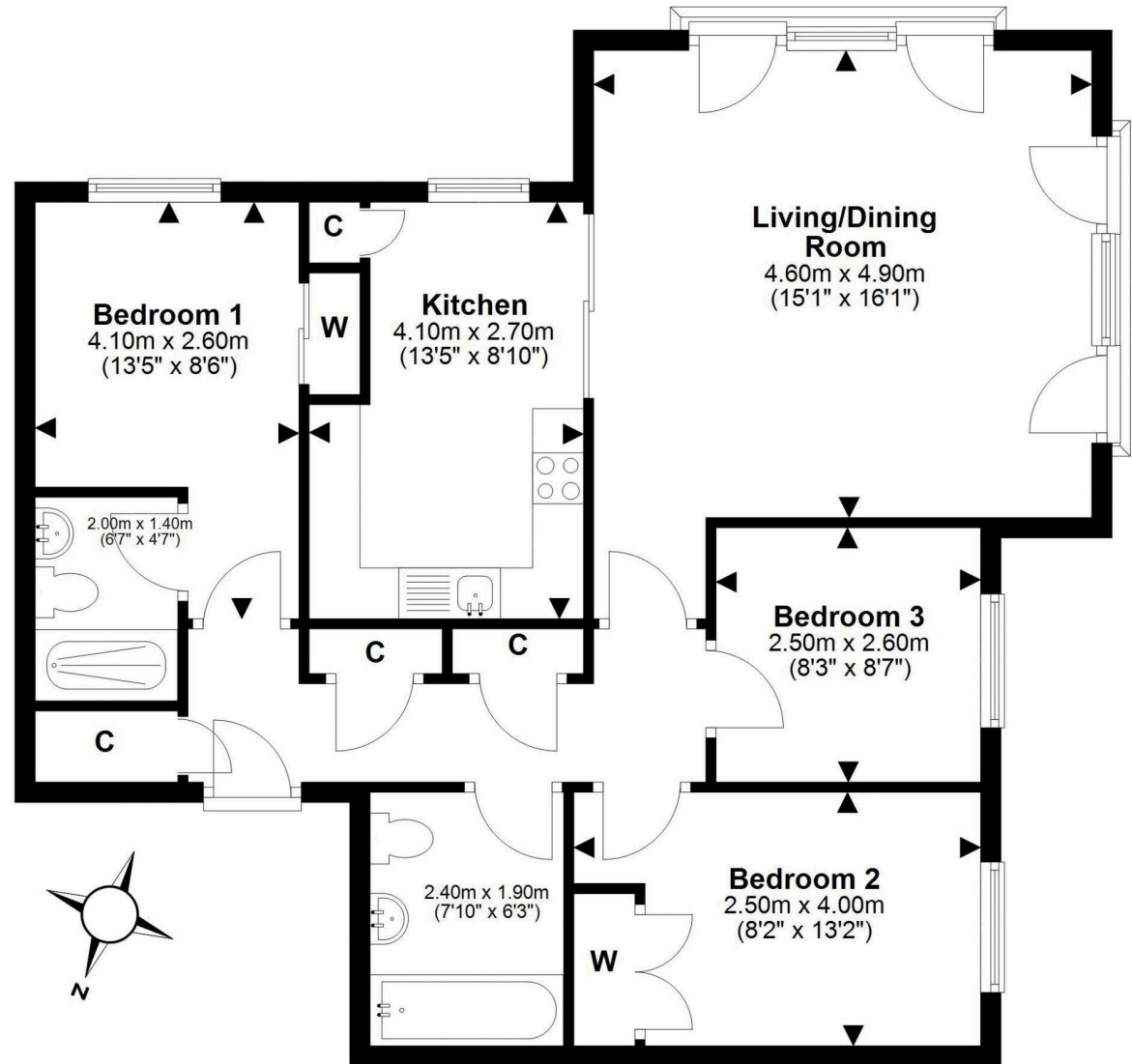
The 2 bed frames and the mattresses, 3 units in the living room, 2 bedside tables and tall chest of drawers in the green room may be available through separate negotiation.

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



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.