



10 Raith Gardens
THE WISP | EDINBURGH | EH16 4ZS


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Beautifully presented, three bedroom, end terraced home situated in the popular residential district of The Wisp in Edinburgh.

This fantastic home offers well-planned and flexible accommodation over two levels and is offered to the market in move in condition. On the ground floor, the spacious living room is flooded with an abundance of natural light, creating a great space for relaxing with family. The modern, open plan kitchen/dining room is also of an excellent size, and from here French doors open to the well-maintained private rear garden, ideal for enjoying the best of the summer sun.

Moving upstairs, the principal bedroom boasts a stylish ensuite shower room in addition to integral wardrobe storage. The second bedroom is also a well-sized double, and the third bedroom could alternatively be employed as a home office, study or gym giving the property a good degree of flexibility. A family bathroom with three piece white suite completes the internal accommodation.

Offering immense appeal to those looking for a family home in Edinburgh, viewing is essential to appreciate everything this outstanding property has to offer.

- Three-bedroom end terraced home
- Popular location
- Living room
- Kitchen/dining room
- Principal bedroom with ensuite
- Two further bedrooms
- Bathroom
- WC
- Double glazing
- Gas central heating
- Private rear garden
- Communal parking

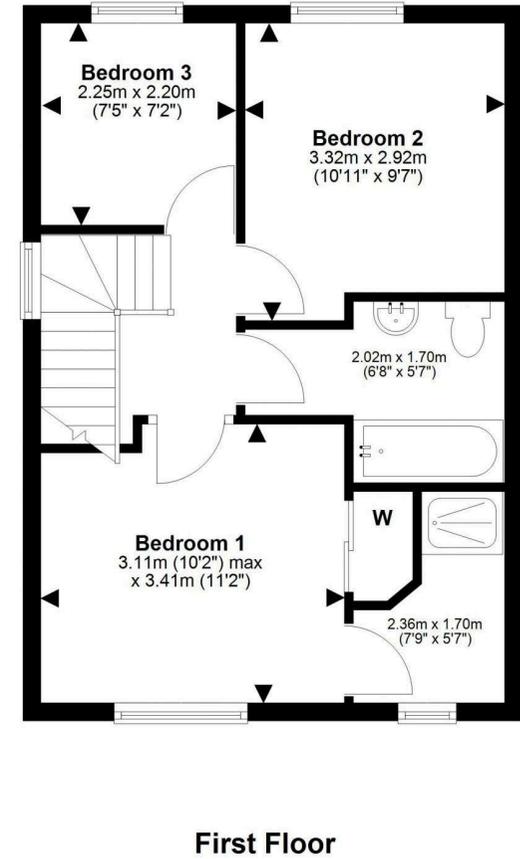
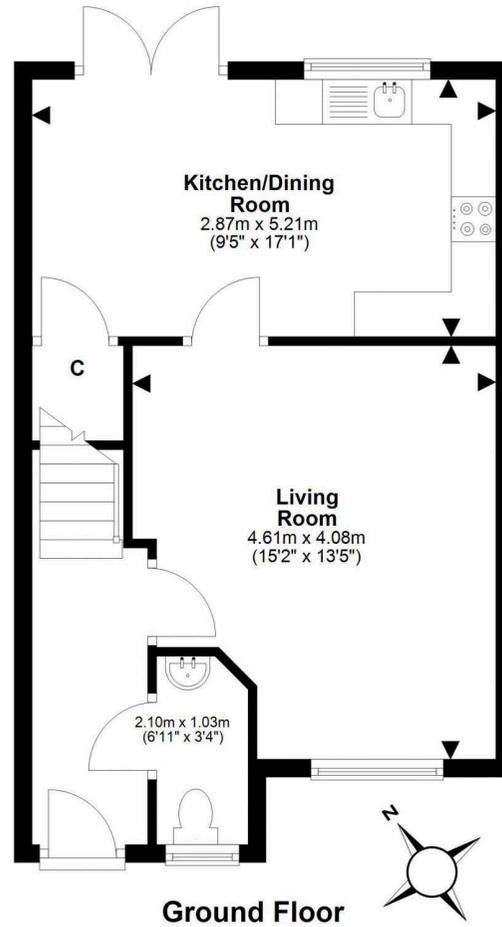
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



Integrated kitchen appliances will be included in the sale of the property along with all curtains, blinds and garden shed. EPC: B. CT: D. Factoring: Approx. £75 P/Y payable to SPGM

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.