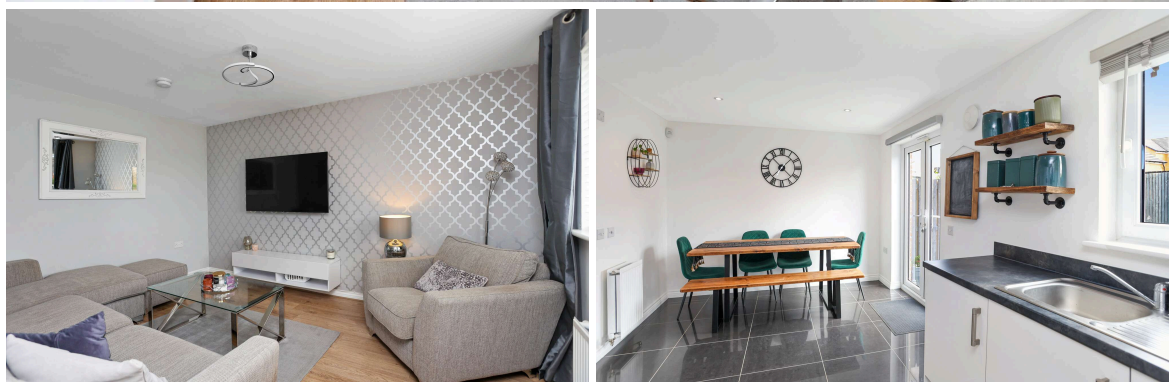




5 Goldenrod Street
THE WISP | EDINBURGH | EH16 4WR


warners
solicitors & estate agents





5 Goldenrod Street

THE WISP | EDINBURGH | EH16 4WR

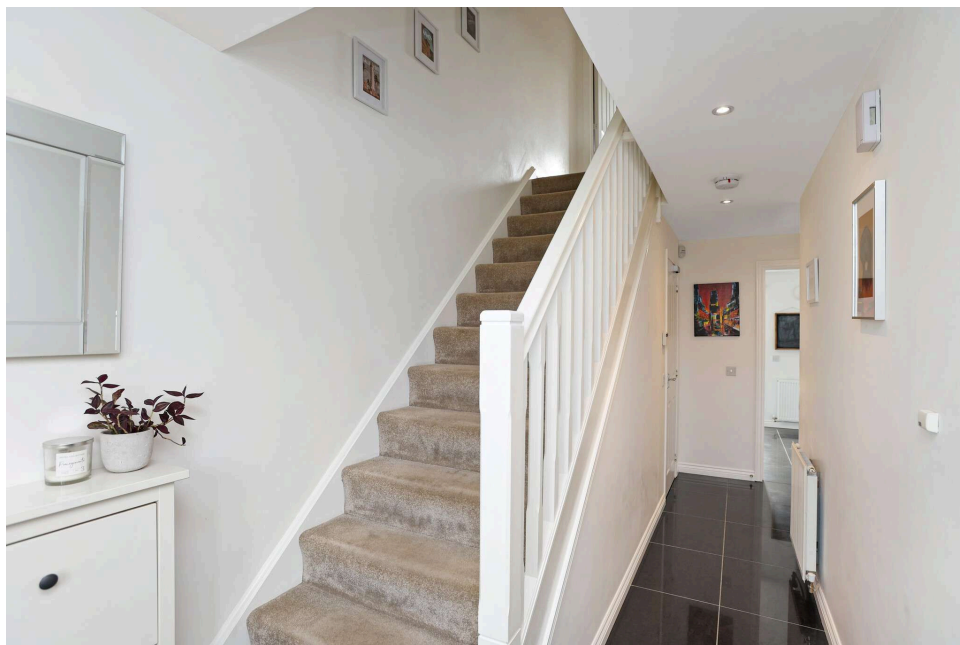
Nestled on a quiet street in the heart of a modern, manicured development, moments from the Royal Infirmary, excellent amenities at Fort Kinnaird and quick transport links into the city centre is this immaculately presented townhouse. Boasting private gardens, ample resident's parking, gas central heating and double glazing this property would make an ideal home set over three spacious levels.

The accommodation comprises a welcoming entrance hallway with deep storage cupboard, a bright lounge with picture window and a pleasant outlook over the open green spaces, a contemporary kitchen with attractive units, generous dining space and French doors out to the rear garden and downstairs is completed by a useful W/C compartment. Following up a carpeted staircase the first level enjoys three well-proportioned double bedrooms and a stylish main bathroom with shower over bath. The top floor completed the property with an expansive master bedroom with a dressing room and elegant en-suite shower room.

Externally the fully enclosed South-West facing rear garden offers a secluded space with a decked area ideal for al fresco entertaining and a section with artificial turf - perfect for low maintenance.

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





- Quiet, yet well connected location
- Heart of modern, manicured development
- Close to Royal Infirmary and Fort Kinnaird
- Private gardens and resident's parking
- Stylish townhouse set over three levels
- Welcoming hallway with storage
- Bright lounge with pleasant outlook
- Contemporary dining kitchen
- Four large double bedrooms
- Two bathrooms and a W/C
- Gas central heating and double glazing

- Private, secluded South-West facing rear garden

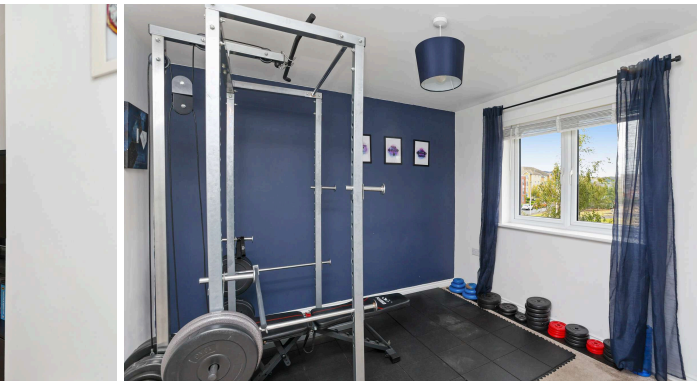
Factor fee if applicable.

Energy Rating and Council Tax Band TBC.

All fixtures, fittings, integrated appliances and wall mounted TV unit will be included in the sale.



The Wisp is a popular and sought-after 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.