



34 Kane Wynd
THE WISP | EDINBURGH | EH16 4XE


warners
solicitors & estate agents



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Warners are pleased to present this beautifully presented and spacious three-bedroom detached family home, located within a modern, established development. The property features an enclosed rear garden, garage and a driveway. Situated in the popular area of The Wisp, with neighbouring Newcraighall, this home offers excellent proximity to Fort Kinnaird Retail Park, which includes a 24-hour gym, cinema, various shops, and a selection of eateries. The property also benefits from superb public transport links and easy access to the main road network. Early viewing is highly recommended.

The accommodation comprises a welcoming entrance hall with a downstairs WC, an expansive, L-shaped, open plan lounge and kitchen with dining area, and modern fitted kitchen with French doors leading into a large, bright sunroom, which in turn has French doors leading outside to the decked seating area. Upstairs there are three well-proportioned double bedrooms all with built in storage and the master with an en-suite shower room with a heated towel rail. Completing the accommodation upstairs is the bathroom with shower over the bath and a further heated towel rail. The property further benefits from a large attic space, gas central heating, and double glazing. Externally, the property features a front driveway and garage, a low maintenance rear garden with artificial lawn, decking area ideal for outdoor seating, tap and also benefits from an EV Charger.

- Spacious three double bedroom detached home
- Enclosed rear garden, garage and private two car driveway with EV charger
- Large open plan kitchen/living that leads to stylish sunroom
- Master bedroom with en-suite and built-in wardrobes
- Two further double bedrooms with built in storage
- Downstairs WC with heated towel rail
- Stylish bathroom with shower over the bath
- Large attic space for storage

Factoring fees are payable to Taylor & Martin of approx. £280 per annum.

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

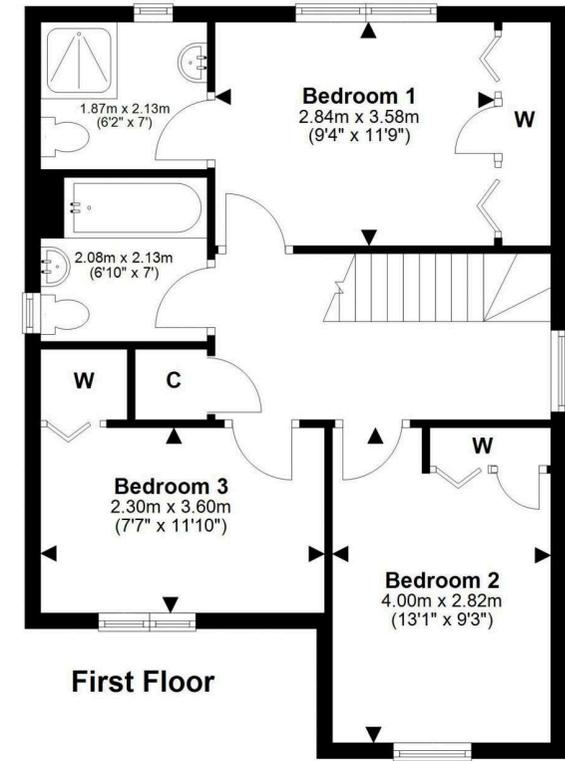
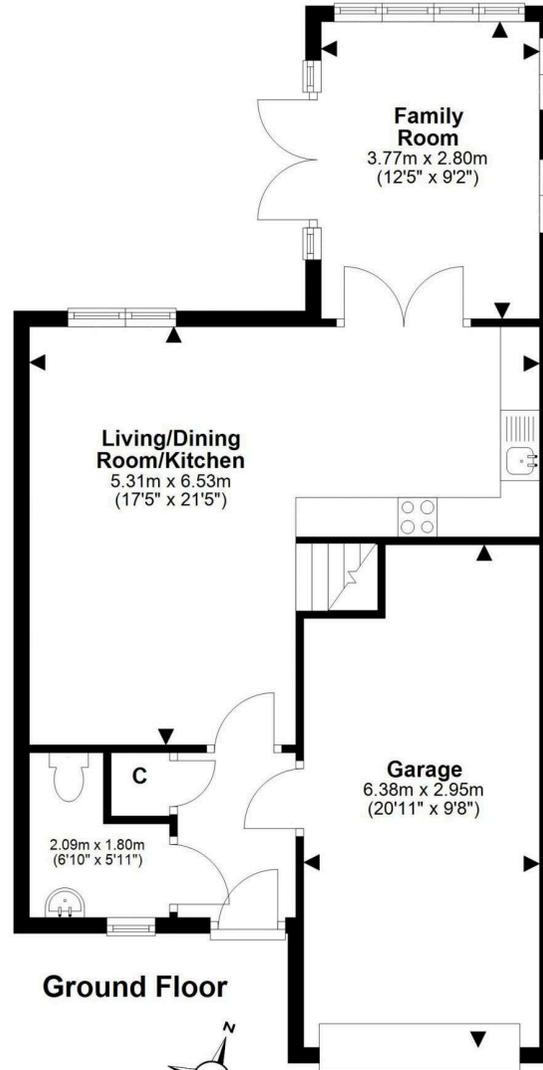




Extras to be included : integrated fridge freezer, dishwasher, washing machine, oven and microwave. All light fittings and window blinds. Council Tax band E, EPC rating C.

This stunning property is located near Danderhall which is approximately five miles south of Edinburgh's City Centre. The village itself offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at nearby Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a choice of golf courses are within easy reach. Danderhall 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.