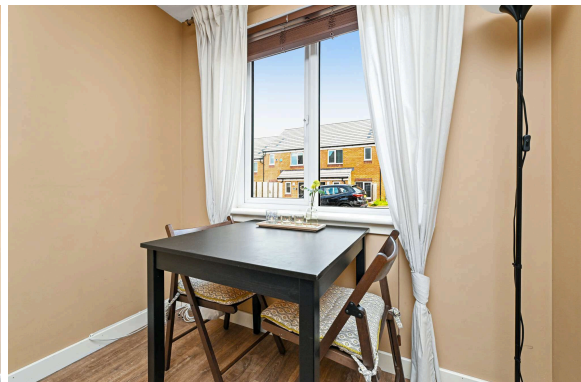
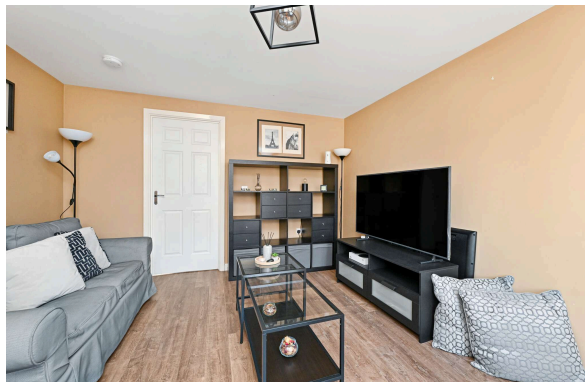




10 Duntreath Road
THE WISP | EDINBURGH | EH16 4ZB

 warners
solicitors & estate agents



10 Duntreath Road

THE WISP | EDINBURGH | EH16 4ZB

Beautifully presented, three bedroom, end terraced home with landscaped garden 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. The second bedroom is also a well-sized double, and the third single bedroom could alternatively be employed as a home office, study, nursery or gym giving the property a good degree of flexibility. A family bathroom with three piece white suite completes the internal accommodation. externally the fully enclosed, secluded rear garden has a section with artificial turf and a paved area ideal for al fresco dining.

- End terraced home in the heart of The Wisp
- Close to excellent amenities and transport links
- Private and secluded landscaped rear garden
- Move-in condition - lounge, dining kitchen
- Downstairs W/C
- Three bedrooms and two bathrooms
- Residents' off-street parking

Council Tax Band D. Energy Rating B.

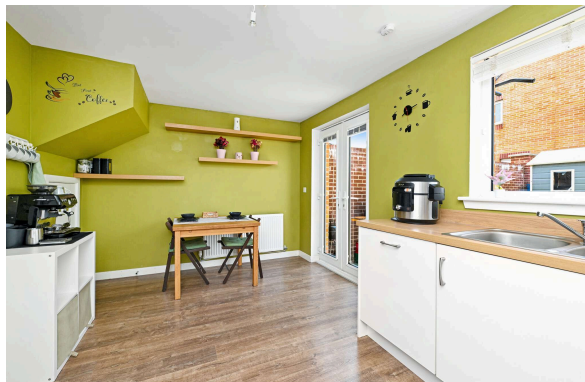
The integrated appliances will be included in the sale. The furniture, curtains and blinds are all available by separate negotiation.

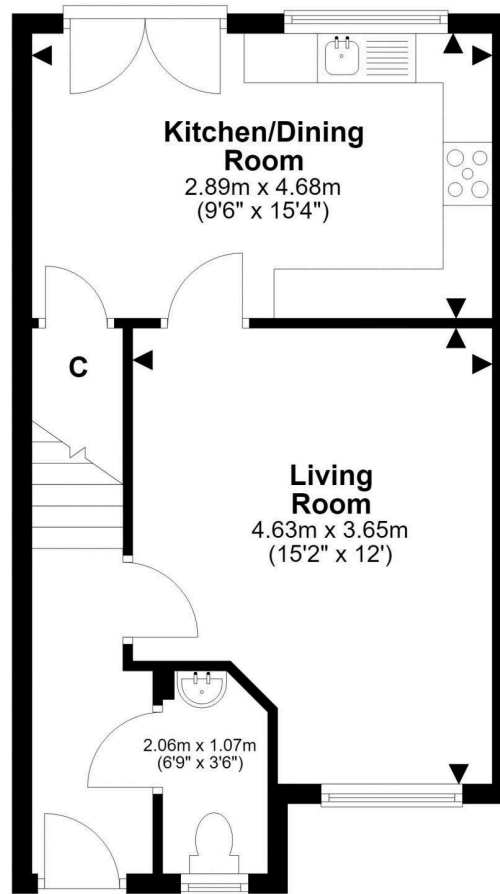
Factor fees of approximately £30 per quarter.

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

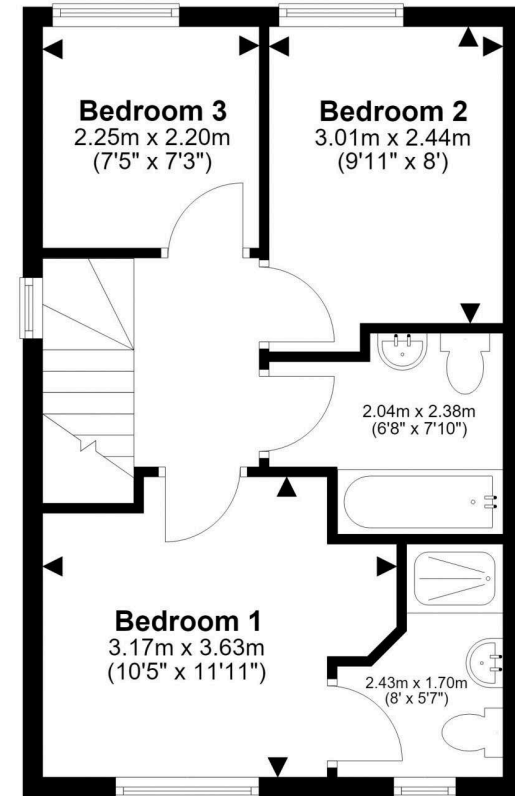


The Wisp is a popular area located approximately five miles south of Edinburgh's City Centre. A wealth of amenities can be found at nearby Fort Kinnaird and a little further afield in the town of Dalkeith and at Straiton Retail Park. Dalkeith Country Park and a choice of golf courses are within easy 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, with a bus stop at the end of street, allowing easy access 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.





Ground Floor



First Floor



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.