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THE WISP | EDINBURGH | EH16 4XE

  
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## 3 Kane Wynd, The Wisp

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Superbly tucked away on a sought after development only a short walk from Little France Park is this stylishly presented semi detached villa offering ideal family sized accommodation and the bonus of a fully enclosed south-facing rear garden.

Viewing is highly recommended to appreciate all the great features within this most appealing home. Presented to the market in walk-in condition and beautifully finished off with neutral tone decor and floor coverings, the property offers light, spacious and flexible accommodation. Contemporary style grey and white gloss units create clean modern lines within the fully equipped and ready to use kitchen, where there's more than ample floor space for relaxed dining. French doors open out into a child-friendly garden including lawn and patio areas, shed, water tap and power socket. On the upper floor you'll find three bedrooms, two with built-in storage space, and an en-suite and family bathroom, each nicely fitted out with a white suite set against neutral tone tiled surrounds and mixer tap shower. The front garden is flanked by a monobloc driveway for off-street parking.

- Superb family home close to parkland
- Entrance hallway
- Living room
- Fully equipped kitchen with space for dining and French doors to garden
- Principal double bedroom with mirrored wardrobe and en-suite
- Two further bedrooms
- Family bathroom
- Downstairs WC
- Gas central heating/economical heat pump
- Double glazing
- Pull down ladder access to part floored loft space
- Front garden
- Monobloc driveway
- Convenient for Royal Infirmary workers
- Great transport links within easy reach
- Sunny fully enclosed rear garden

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.

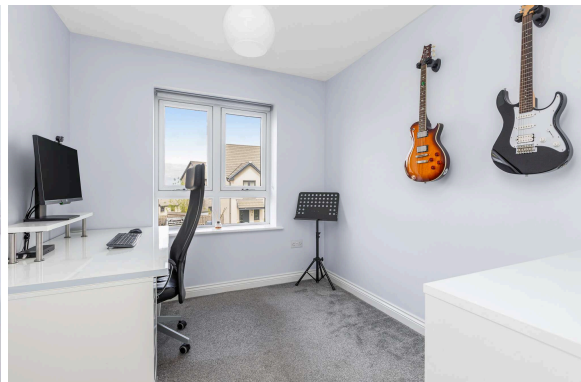


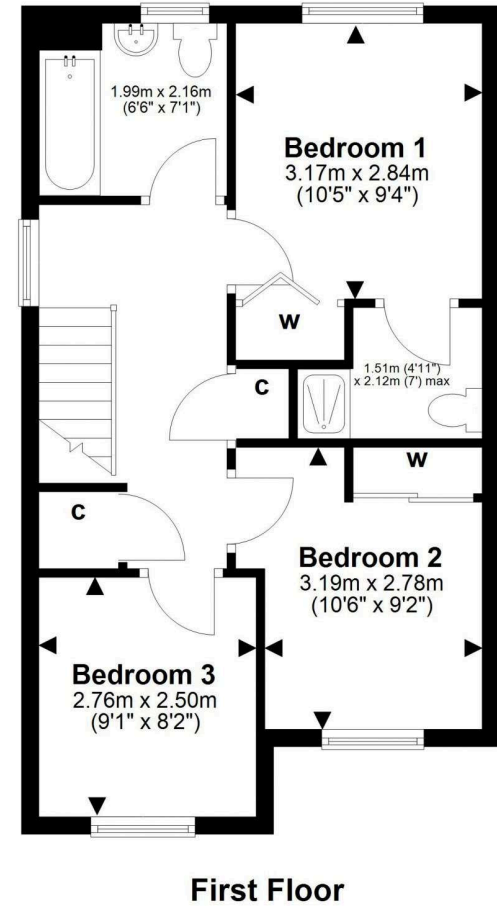
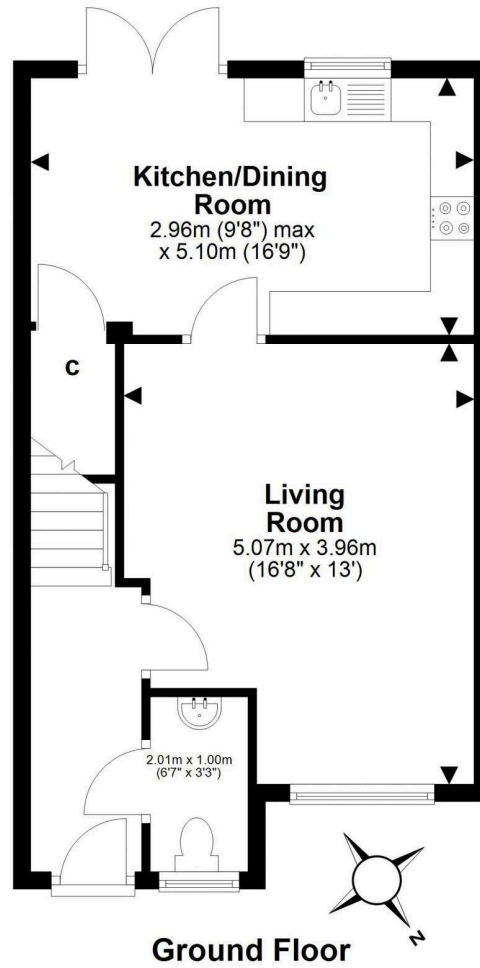
Extras to include: All Smeg integrated appliances; fridge/freezer, washing machine, dishwasher, gas hob, single oven and combi microwave/grill oven. Blinds and curtains. Other items may be available by separate negotiation.

Council tax band : E, EPC rating C.

Factor - Taylor & Martin, approximately £170 per year for maintenance of communal grounds.

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.