



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**2 Goldenrod Street**

EDINBURGH, EH16 4WR





# THE LOCATION EDINBURGH

EH16 4WR

“... A MODERN DEVELOPMENT IN  
THE WISP AREA OF EDINBURGH ...”

Goldenrod Street is positioned within a modern development in the Wisp area of Edinburgh. Perfectly located near Newcraighall which is a suburb in the south-east of the city, situated close to Musselburgh.

There is a good range of shopping and eating options available at the nearby Fort Kinnaird, including a Marks & Spencer, franchise restaurants and a cinema leisure complex, Musselburgh town centre is close by as is Asda Hypermarket. The area is close to pleasant open countryside, with excellent beaches nearby at East Lothian. Schooling is well represented from nursery to senior level.

Regular bus services operate to and from the city centre and to the surrounding areas with the City Bypass ensuring easy access to other outlying districts, Edinburgh Airport and main motorway networks.



# 2 GOLDENROD STREET

EDINBURGH, EH16 4WR

“... BOASTS FINE VIEWS OVER THE CAPITAL AND ARTHURS SEAT ...”

A superb opportunity to purchase this desirable two bedroom modern semi-detached villa occupying a prime position within this exclusive development in the Wisp area of Edinburgh. The property is in immaculate condition throughout and boasts fine views over the capital and Arthurs Seat.

Internally the property comprises a welcoming hallway with tiled flooring, under the stair storage, a fresh WC, a comfortable lounge/diner with French doors leading to the rear and a modern, white gloss kitchen complete with integrated appliances.

Upstairs, there are two well proportioned double bedrooms with useful built-in wardrobes and ample space for furniture arrangements. The crisp, partially tiled bathroom with mains shower and vanity unit completes the rooms.

The property further benefits from an attic space, gas central heating and double glazed windows. Externally there's a private front and enclosed south facing garden to the rear with laid lawn, paved patio and private residents car parking a welcomed addition.







# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	3.98m (13'1") x 3.50m (11'6")
Kitchen	3.30m (10'10") x 2.14m (7')
Bedroom 1	4.00m (13'1") x 3.59m (11'9")
Bedroom 2	3.40m (11'2") x 2.90m (9'6")
Bathroom	2.09m (6'10") x 1.80m (5'11")
WC	1.84m (6') x 1.23m (4')

Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup> | EPC Rating: C

Extras (Included in the sale): All fixtures, fittings, floor coverings, white goods, appliances and shed.

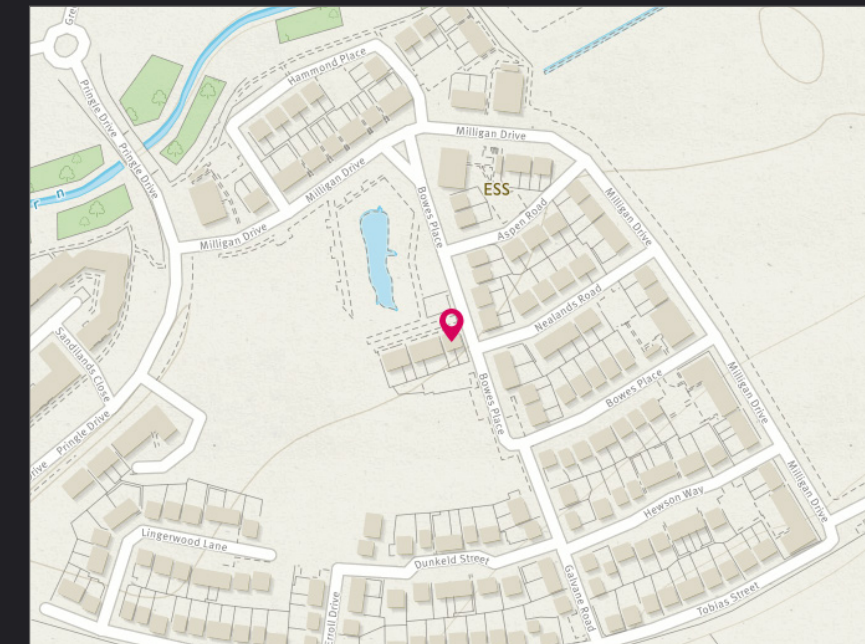


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Text and description  
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