

14/8 Kane Wynd

EDINBURGH, EH16 4XE



Excellent two-bedroom second-floor apartment with stunning views of Edinburgh Castle and Arthur's Seat



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McEwan Fraser Legal are delighted to present this excellent two-bedroom second-floor apartment with stunning views of Edinburgh Castle and Arthur's Seat, located in a highly sought after development at The Wisp. Early viewing is highly recommended.

THE LOUNGE



Internally, the property is in true walk-in condition while briefly consisting of; an entrance hallway with two large storage cupboards, a bright and spacious dual aspect lounge with a Juliet balcony and views of Edinburgh Castle and Arthur's Seat.

THE KITCHEN



The fully-fitted partially-tiled kitchen has an integrated 4-gas hob, oven, extractor hood, fridge-freezer, dishwasher and washing machine. The kitchen also enjoys stylish downlights and under-unit lighting.





The master bedroom is large in size and benefits from a double-Juliet balcony as well as built-in wardrobes and a partially-tiled two-piece en-suite with a chrome-heated towel rail. The second double bedroom is also spacious and benefits from a double wardrobe with sliding mirrored doors. Both bedrooms offer ample space for different configurations and freestanding furniture. The partially-tiled three-piece family bathroom with an over-bath shower and chrome heated towel rail complete the internal layout.

THE BATHROOM



BEDROOM 1



BEDROOM 2

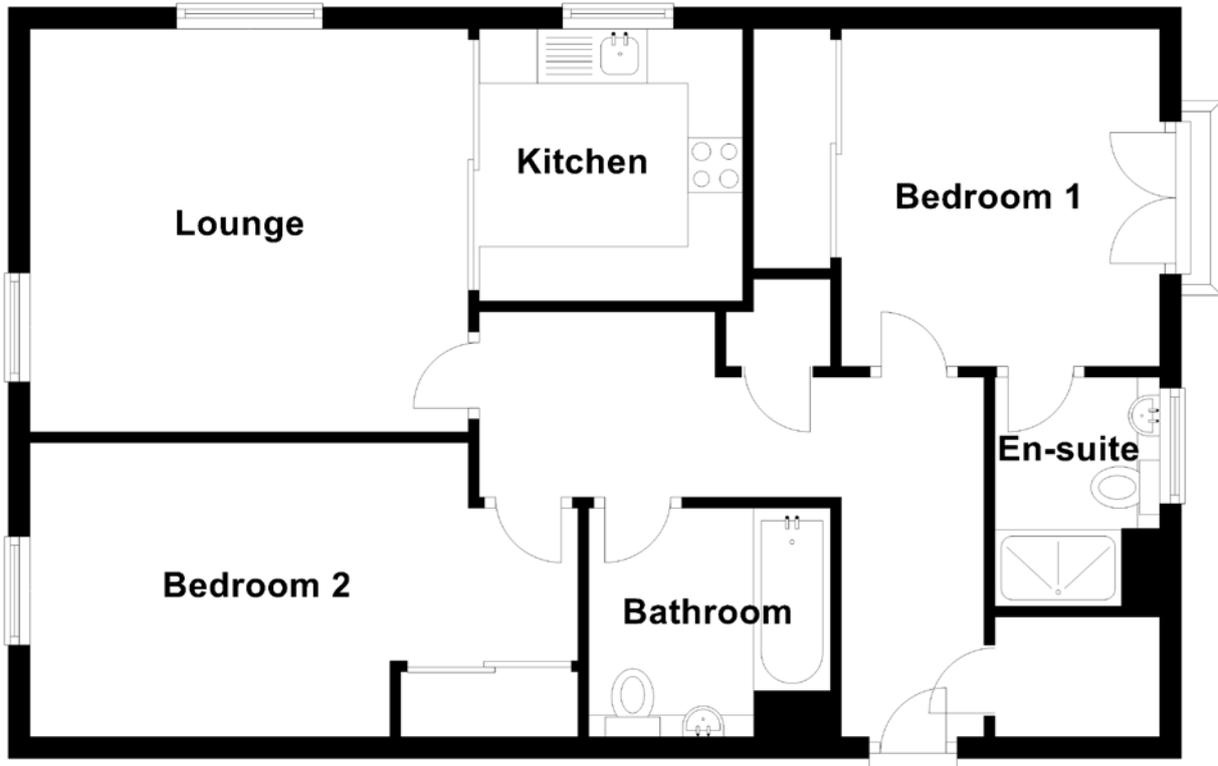


This property also benefits from; a secure door entry system, gas central heating, full double glazing, communal gardens and off-street unallocated residents parking.

EXTERNALS & VIEW



FLOOR PLAN, DIMENSIONS & MAP



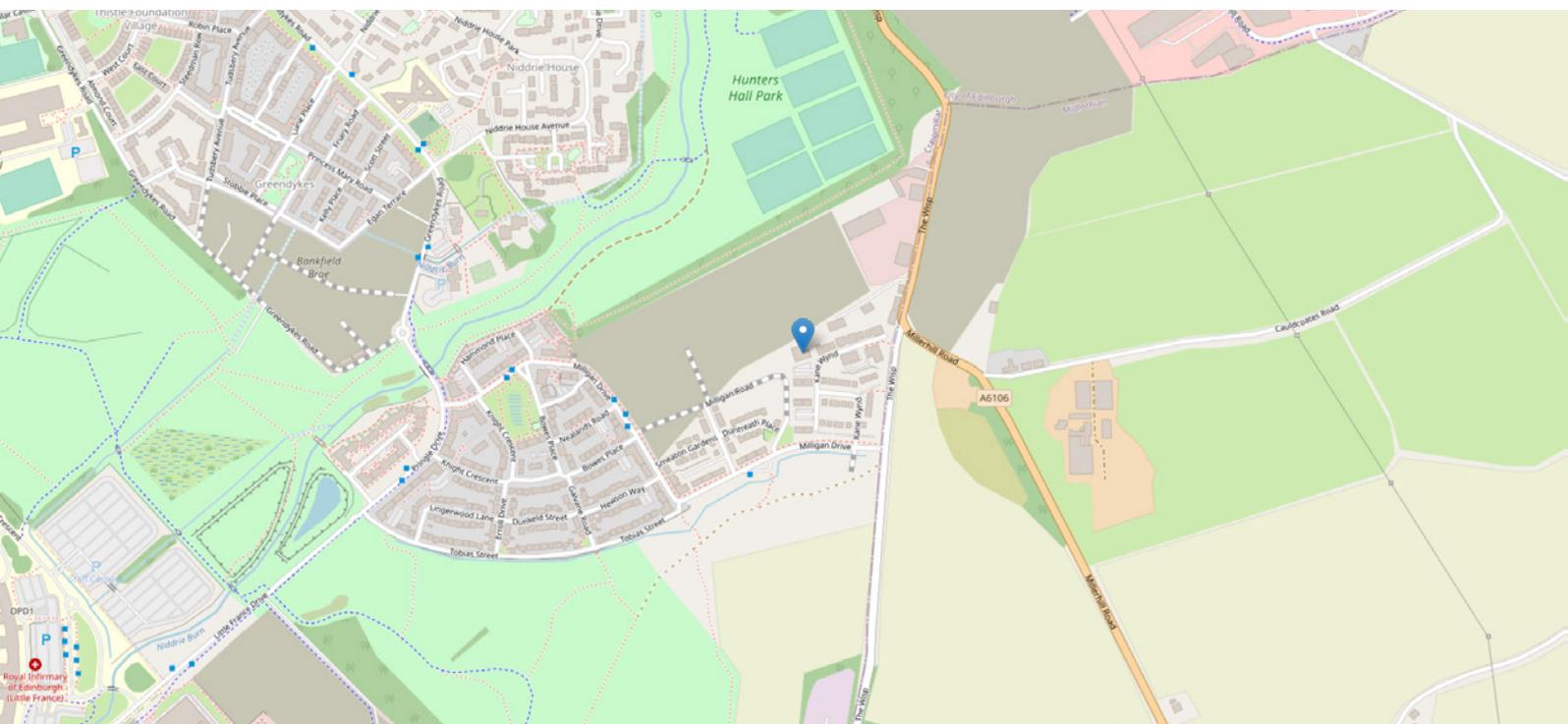
Approximate Dimensions (Taken from the widest point)

Lounge	4.00m (13'1") x 3.70m (12'2")
Kitchen	2.50m (8'2") x 2.40m (7'10")
Bedroom 1	3.10m (10'2") x 2.90m (9'6")
En-suite	2.10m (6'11") x 1.50m (4'11")
Bedroom 2	5.00m (16'5") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 2.10m (6'11")

Gross internal floor area (m²): 68m²

EPC Rating: B

Extras (Included in the sale): Selected fixtures and fittings, including; blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



THE LOCATION

Kane Wynd lies to the southeast of Edinburgh City centre, inside the city bypass and well-placed for the Royal Infirmary.





Nearby Danderhall offers a good range of local amenities, including a supermarket, chemist and a Post Office and also has its own primary school and nursery.

The major retail park at Fort Kinnaird is a short drive away, as is the retail park at Straiton, just off the city bypass, which also offers easy commuting to surrounding areas and motorway links.

Regular public transport is available from The Wisp, linking to the city centre.

Hunter's Hall Public Park offers green outdoor spaces for recreation, along with Liberton and Duddingston golf courses.




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