



MODERN THREE BEDROOM SEMI DETACHED
HOME IN THE POPULAR WISP AREA



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McEwan Fraser Legal is delighted to present this attractive three-bedroom semi-detached house, which is ideally located in the popular Wisp area and offers a well-balanced, flexible accommodation suited to modern family living.

The property comprises a welcoming entrance hall, a bright and comfortable living room, and a spacious dining kitchen fitted with a fully integrated kitchen, creating an ideal space for everyday living and entertaining.







There are three flexible bedrooms, allowing versatility for family life, home working or guest accommodation. The principal bedroom benefits from an en-suite, while the accommodation is further complemented by a stylish family bathroom and a convenient ground-floor WC.

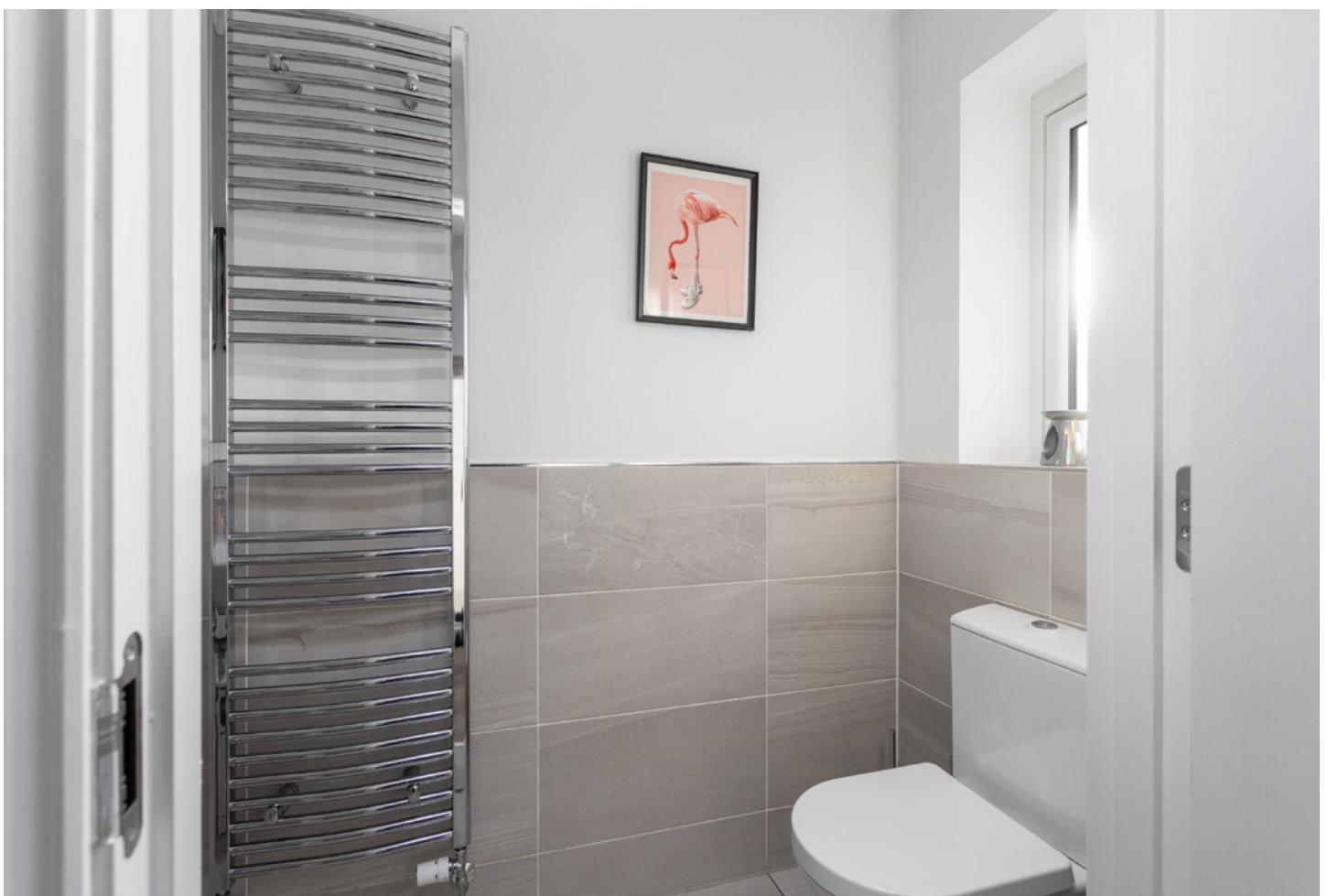


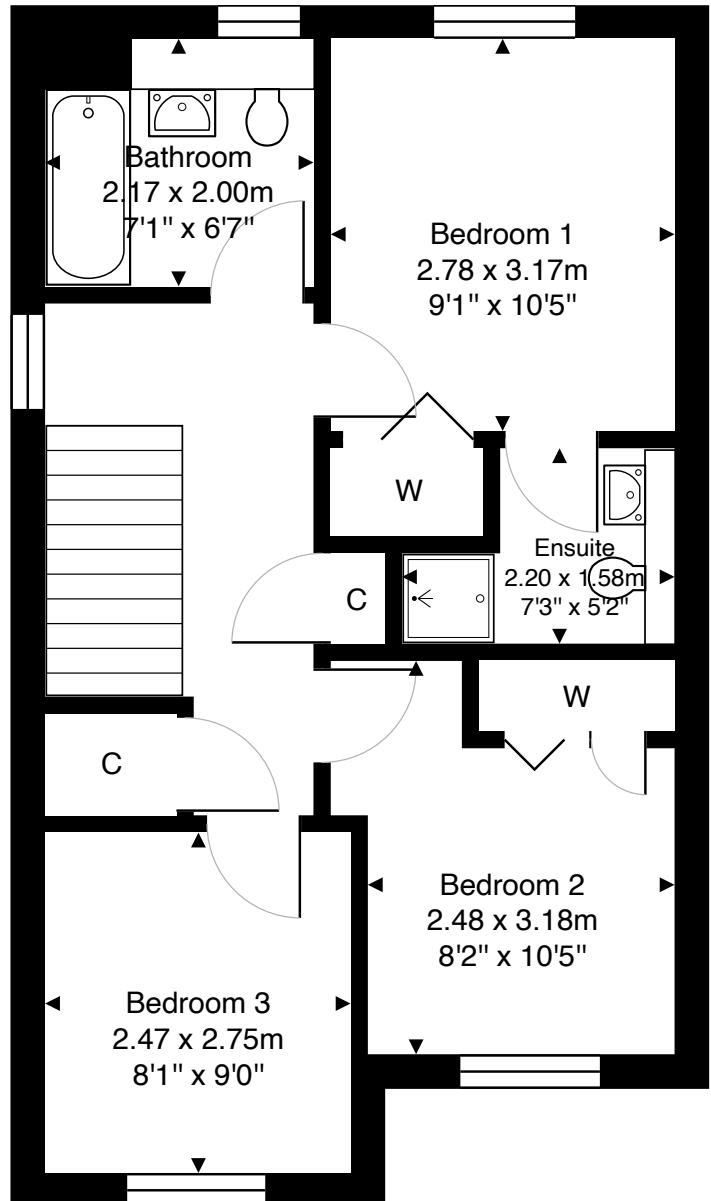
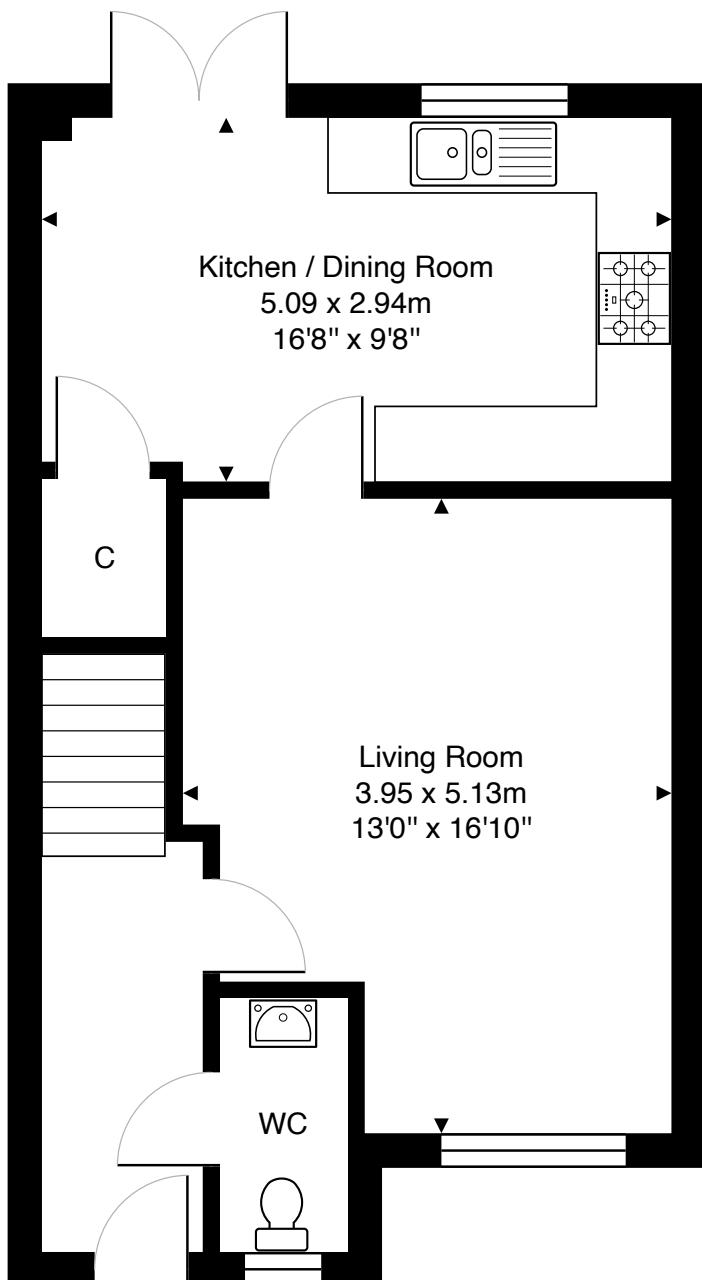




Bedrooms 2&3







Gross internal floor area (m²): 87m²

EPC Rating: B

Floor Plan

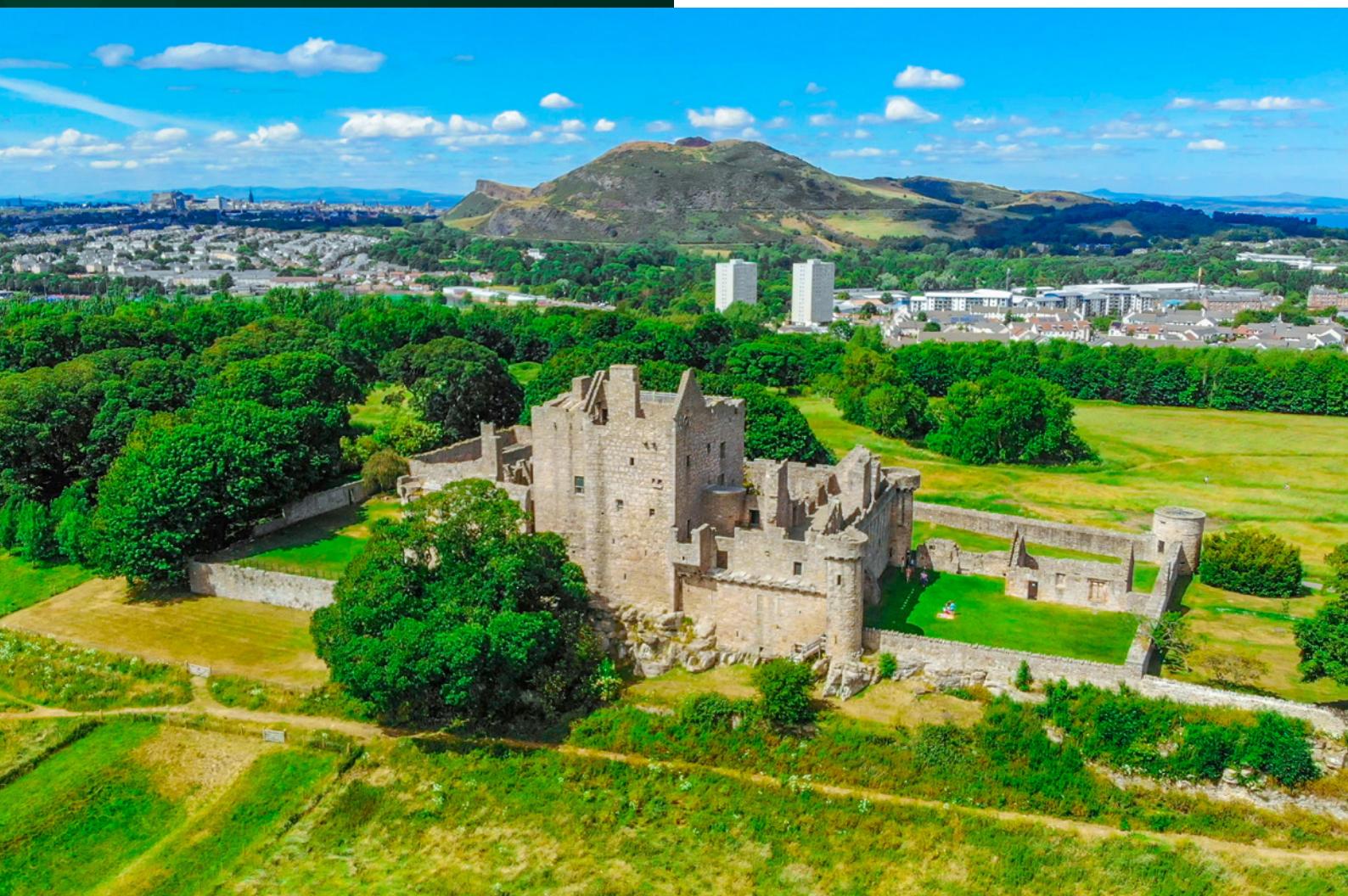
Finished to a contemporary standard throughout, the home features modern bathroom suites and attractive, modern flooring. Additional benefits include gas central heating, double glazing, and excellent storage provision, including access to a loft.

Located close to local amenities, schools and transport links, this well-presented home offers a fantastic opportunity in a highly convenient residential setting.





The Wisp lies approximately five miles to the south-east of Edinburgh city centre, inside the city bypass, and is well placed for the Royal Infirmary of Edinburgh and Edinburgh Sick Kids Hospital. The major retail centres at Fort Kinnard, Cameron Toll, and Straiton are easily accessible. Dalkeith Country Park and a choice of golf courses are within easy reach.



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.

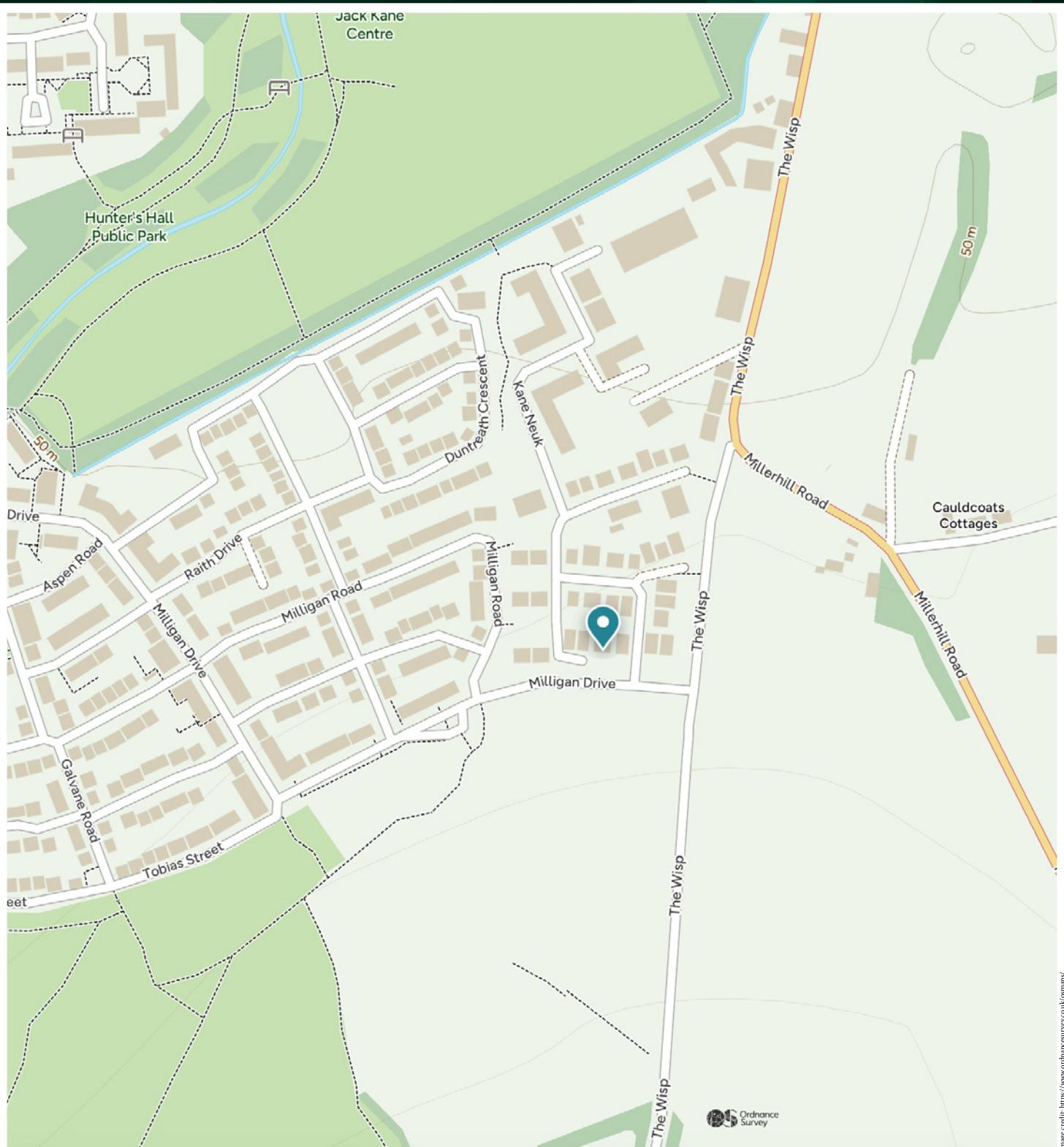


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