

7 Darnley Terrace

EDINBURGH, EH16 4WS



This three-bedroom end terraced home enjoys an enviable plot with a south-facing rear garden



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McEwan Fraser Legal are delighted to present this immaculately presented, 3-bedroom end-terraced house nestled within the desirable neighbourhood of The Wisp. This beautiful home offers a perfect blend of modern comfort, and stylish design, and is in a prime location. Upon entering, you are greeted by a tastefully decorated hallway that sets the tone for the entire house. The attention to detail and care taken in maintaining this property is evident at first glance.

THE LIVING ROOM



The hallway leads you to the heart of the home, a spacious and inviting living area that boasts an abundance of natural light. The living room is a sanctuary of relaxation, featuring elegant hardwood flooring, and a neutral colour palette. It offers plenty of space for both lounging and entertaining, making it ideal for gatherings with family and friends.

THE KITCHEN



Adjacent to the living room, you'll find the modern and fully equipped kitchen. This culinary haven is a chef's dream, with high-end appliances, sleek cabinetry, and ample counter space. The kitchen seamlessly flows into a designated dining area, creating a perfect setting for enjoying meals with loved ones.





Moving upstairs, you'll discover three generously sized bedrooms, each thoughtfully designed to provide comfort and tranquillity. The master bedroom features a luxurious en-suite bathroom with contemporary fixtures and fittings. The other two bedrooms are equally well-appointed, offering ample storage space and a serene ambience.

Completing the accommodation is a pristine family bathroom, finished to a high standard. This beautifully designed space features a bathtub and elegant tiling throughout.

THE BATHROOM



BEDROOM 1



The master bedroom features a luxurious en-suite bathroom with contemporary fixtures and fittings



BEDROOM 2



BEDROOM 3



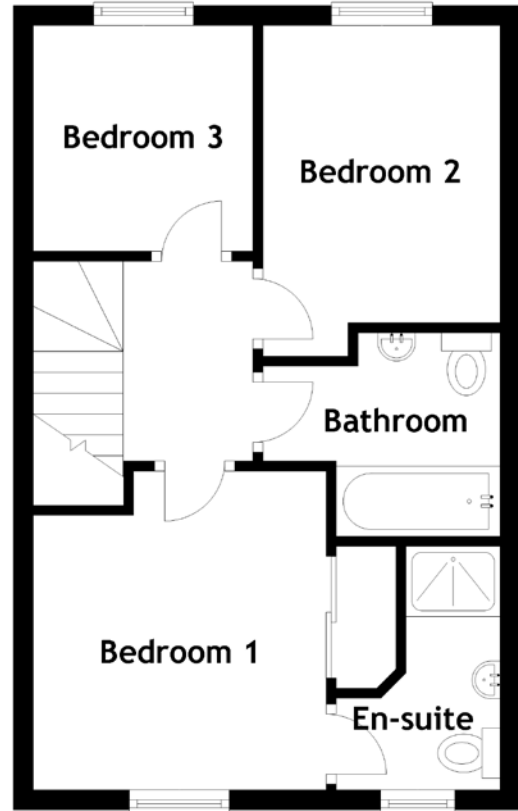
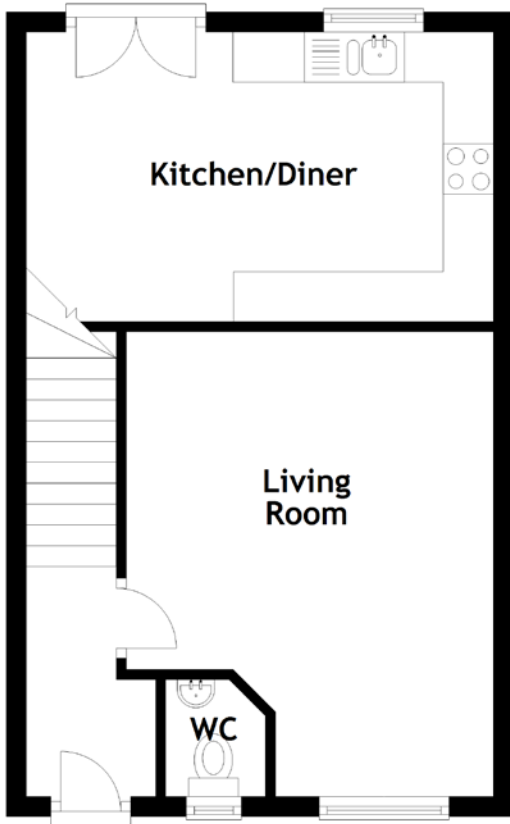
Externally, the property continues to impress. The end-terraced position ensures privacy and an abundance of natural light. To the rear, a well-maintained, low-maintenance garden provides a delightful outdoor space for relaxation and al fresco dining.

In summary, this immaculately presented 3-bedroom end-terraced house in The Wisp, Edinburgh, offers a harmonious blend of modern living and timeless elegance. With its stylish interiors, impeccable attention to detail, and desirable location, this property presents a unique opportunity for those seeking a truly exceptional home.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

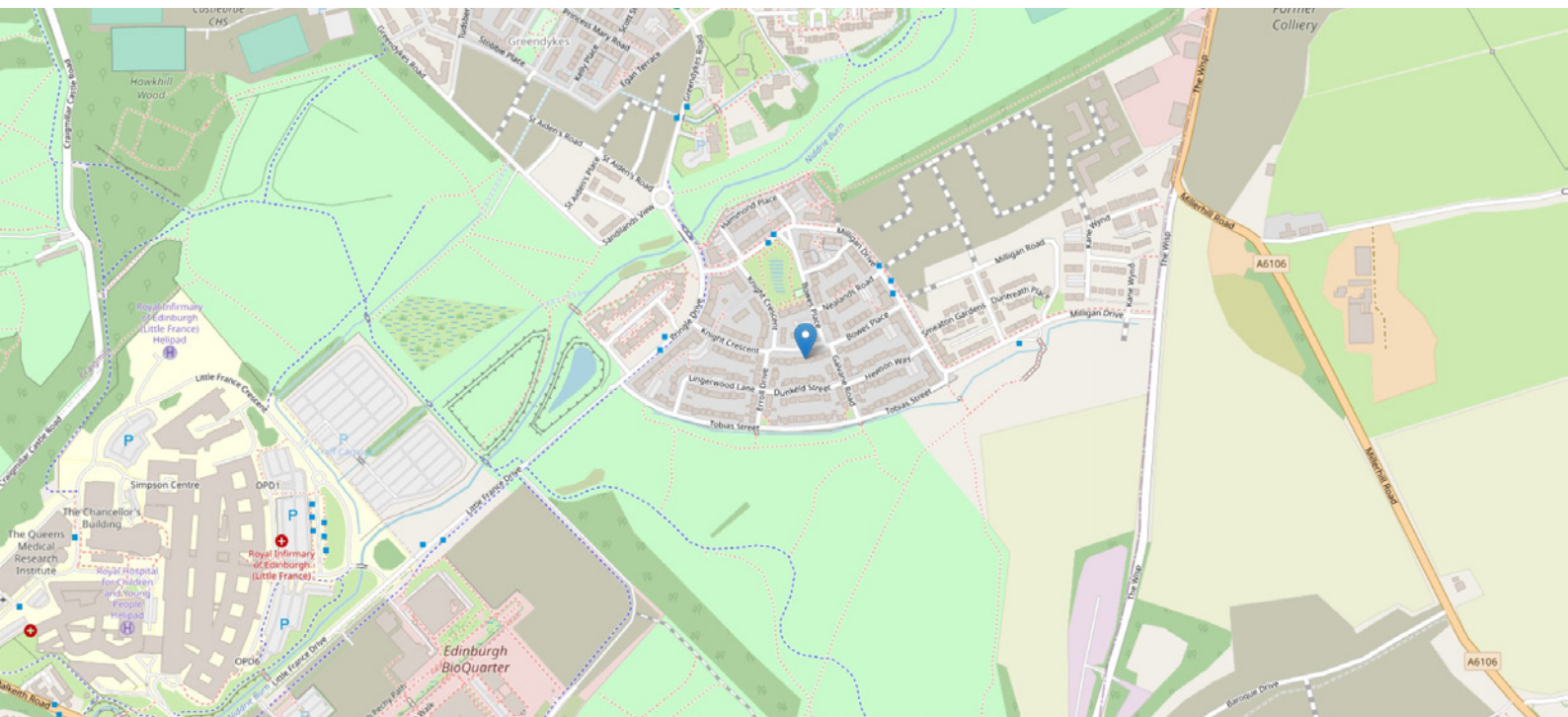


Approximate Dimensions
(Taken from the widest point)

Living Room	4.64m (15'3") x 3.67m (12')
Kitchen/Diner	4.67m (15'4") x 2.89m (9'6")
WC	1.17m (3'10") x 1.00m (3'3")
Bedroom 1	3.18m (10'5") x 2.93m (9'7")

En-suite	2.43m (8') x 1.64m (5'5")
Bedroom 2	3.30m (10'10") x 2.43m (8')
Bedroom 3	2.25m (7'5") x 2.20m (7'2")
Bathroom	2.41m (7'11") x 2.03m (6'8")

Gross internal floor area (m²): 75m²
EPC Rating: B



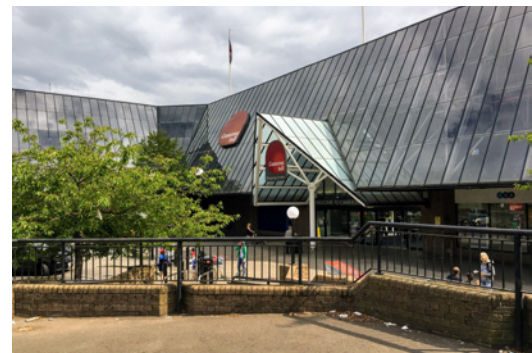
THE LOCATION

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.



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