

Flat 11, 14 Kane Wynd

THE WISP, EDINBURGH, EH16 4XE



Excellent two-bedroom top-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 top-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 stylish wall-panelling and two large storage cupboards. The spacious dual aspect lounge/diner is flooded with natural light from the two Juliet balconies and leads into the fully-fitted kitchen benefitting from an integrated 4-gas hob, oven and extractor hood. Other integrated appliances include the fridge-freezer, washing machine and dishwasher.

THE KITCHEN





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 and picturesque views of the Pentland Hills. 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 MASTER BEDROOM





BEDROOM 2



THE BATHROOM



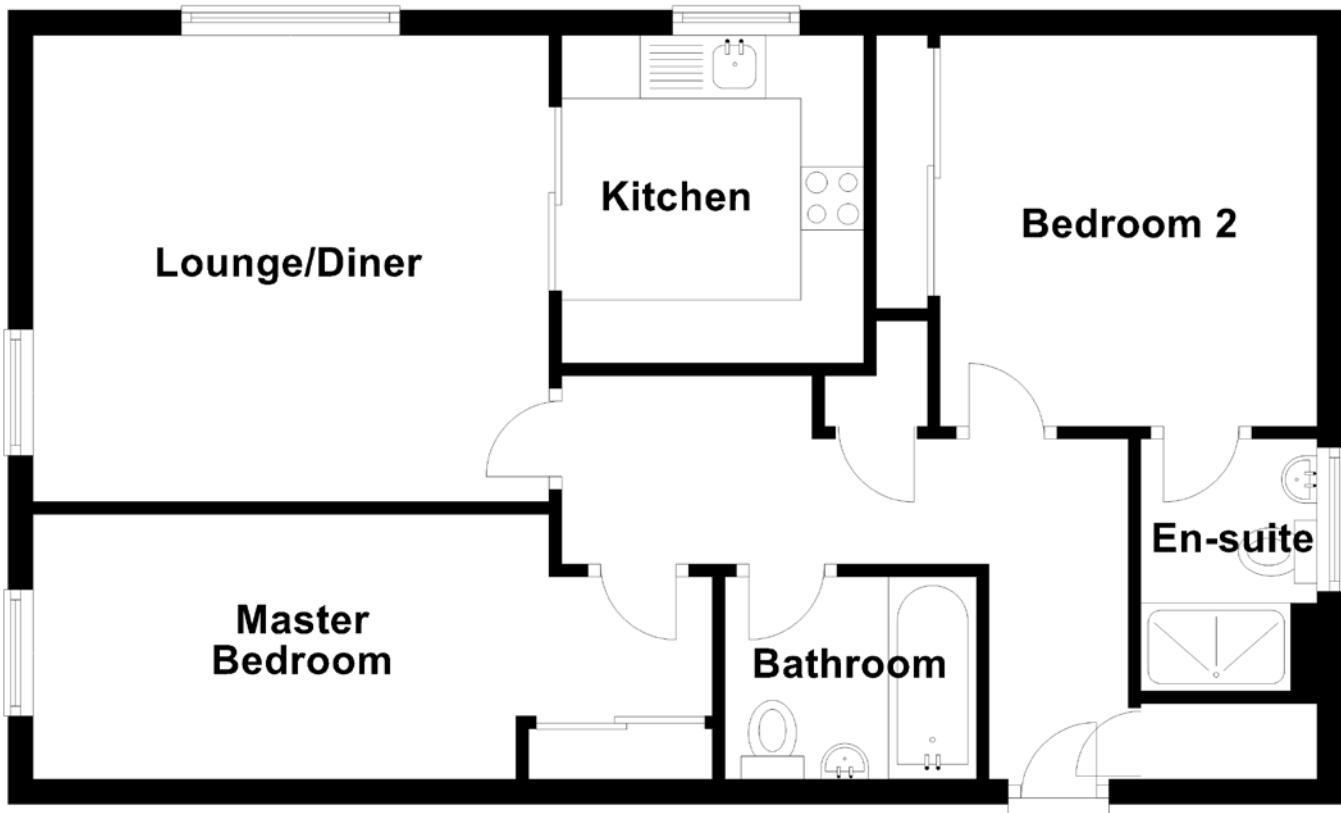
This property also benefits from; a secure door entry system, gas central heating, full double glazing, communal gardens and off-street unallocated residents parking.

EXTERNALS & VIEW





FLOOR PLAN, DIMENSIONS & MAP



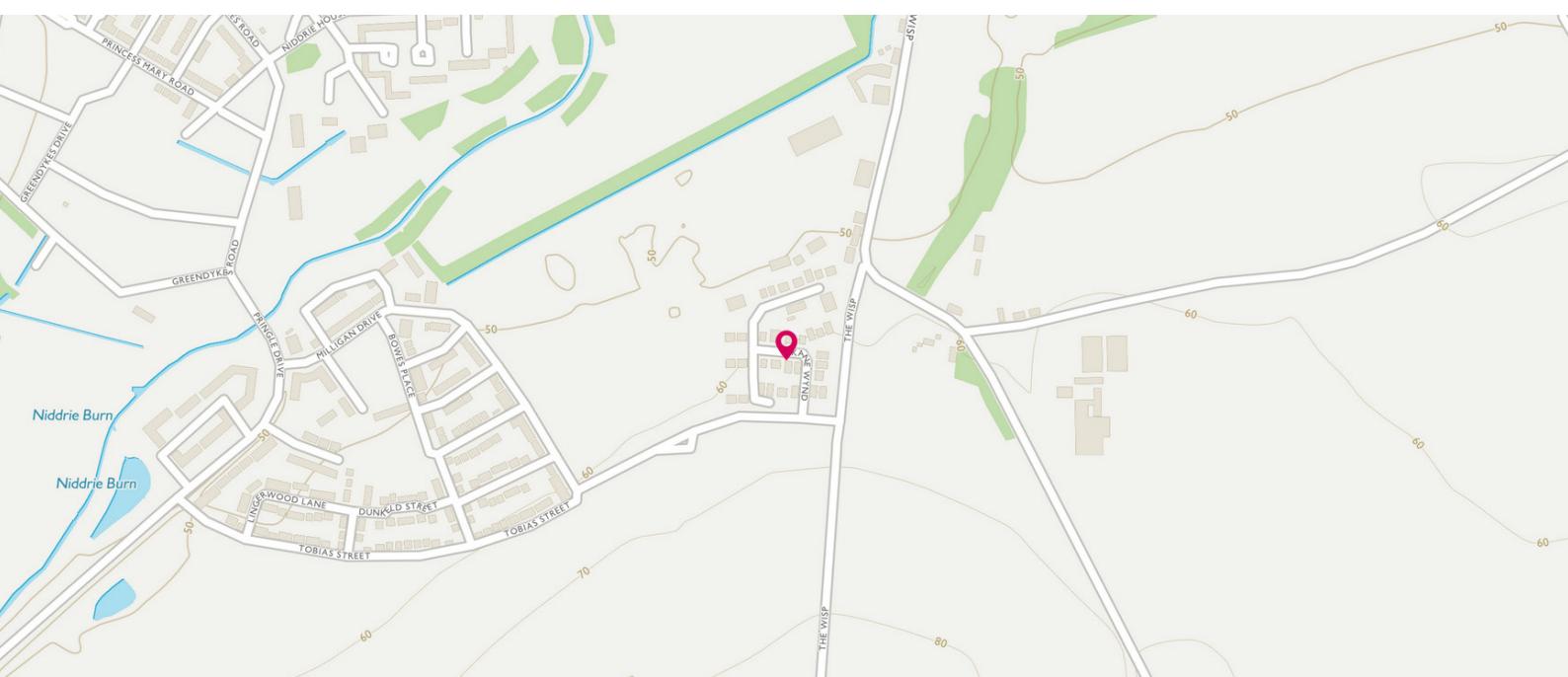
Approximate Dimensions
(Taken from the widest point)

Lounge/Diner	4.10m (13'5") x 3.70m (12'2")
Kitchen	2.60m (8'6") x 2.40m (7'10")
Master Bedroom	4.40m (14'5") x 2.10m (6'11")
En-suite	2.10m (6'10") x 1.40m (4'7")
Bedroom 2	3.10m (10'2") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.60m (5'3")

Gross internal floor area (m²): 67m²

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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