

1 Kane Wynd

THE WISP, EDINBURGH, EH16 4XE



*IMMACULATE THREE-BEDROOM HOME WITH
GARAGE IN SOUGHT-AFTER KANE WYND*



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McEwan Fraser Legal is delighted to present this beautifully presented three-bedroom home, ideally situated within the desirable Kane Wynd development. Finished to an exceptional standard throughout, the property offers stylish, modern living with immaculate interiors, generous accommodation and the significant benefit of a private garage.

Presented in true walk-in condition, the property has been tastefully decorated throughout with contemporary finishes and a thoughtfully designed layout perfectly suited to modern family living. The accommodation comprises a welcoming entrance hallway, a bright and spacious lounge, and a second versatile public room ideal as a formal dining room, family room or home office. The modern fitted kitchen offers an excellent range of units and workspace, creating a practical and attractive heart of the home.



4

5





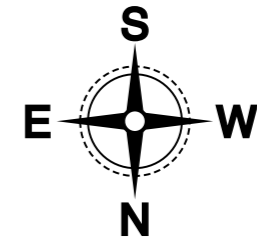
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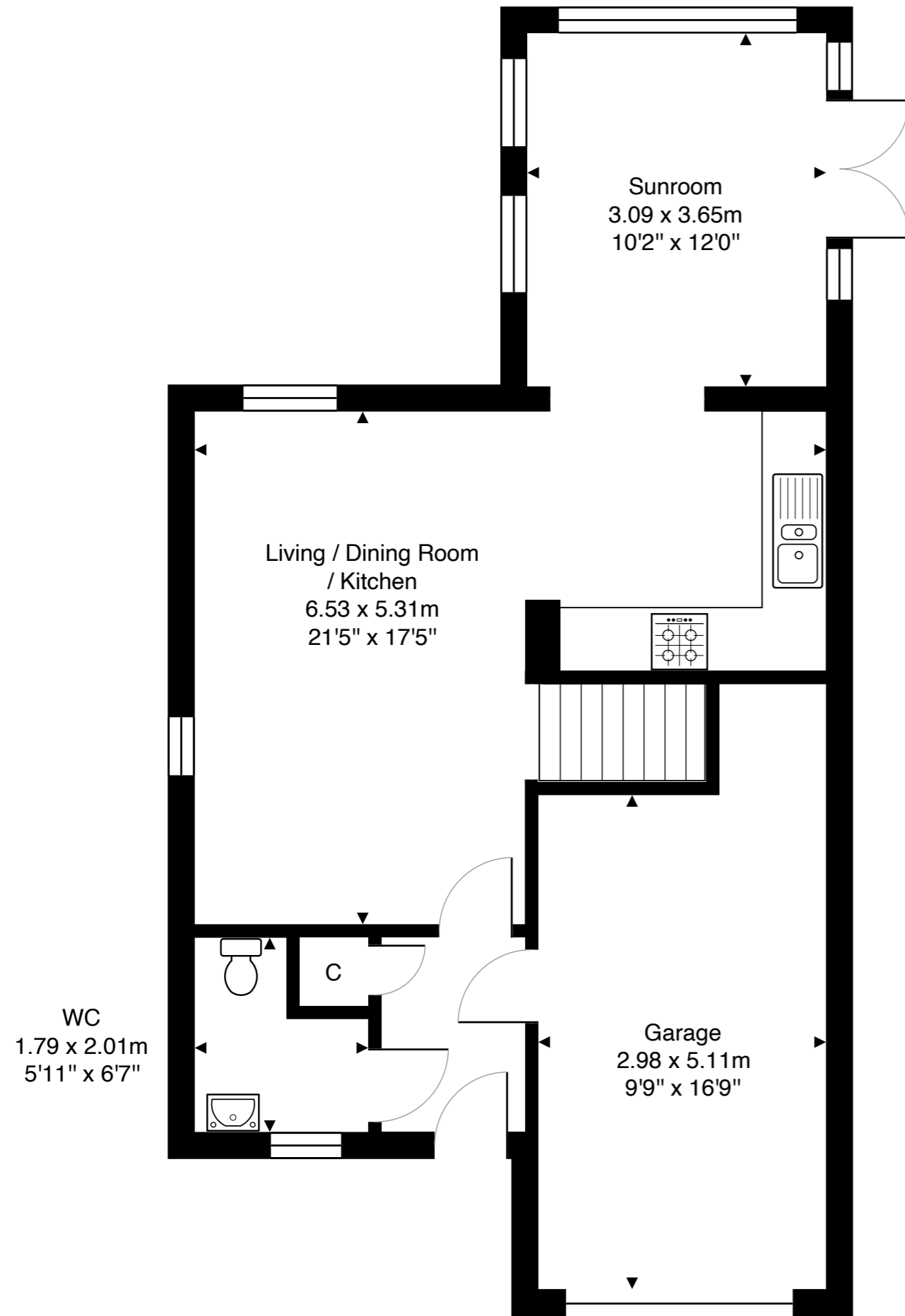


Upstairs, the property boasts three well-proportioned bedrooms, including a superb principal bedroom, alongside two modern bathrooms finished to a high standard. The interiors are complemented by neutral décor, quality flooring and an abundance of natural light throughout.

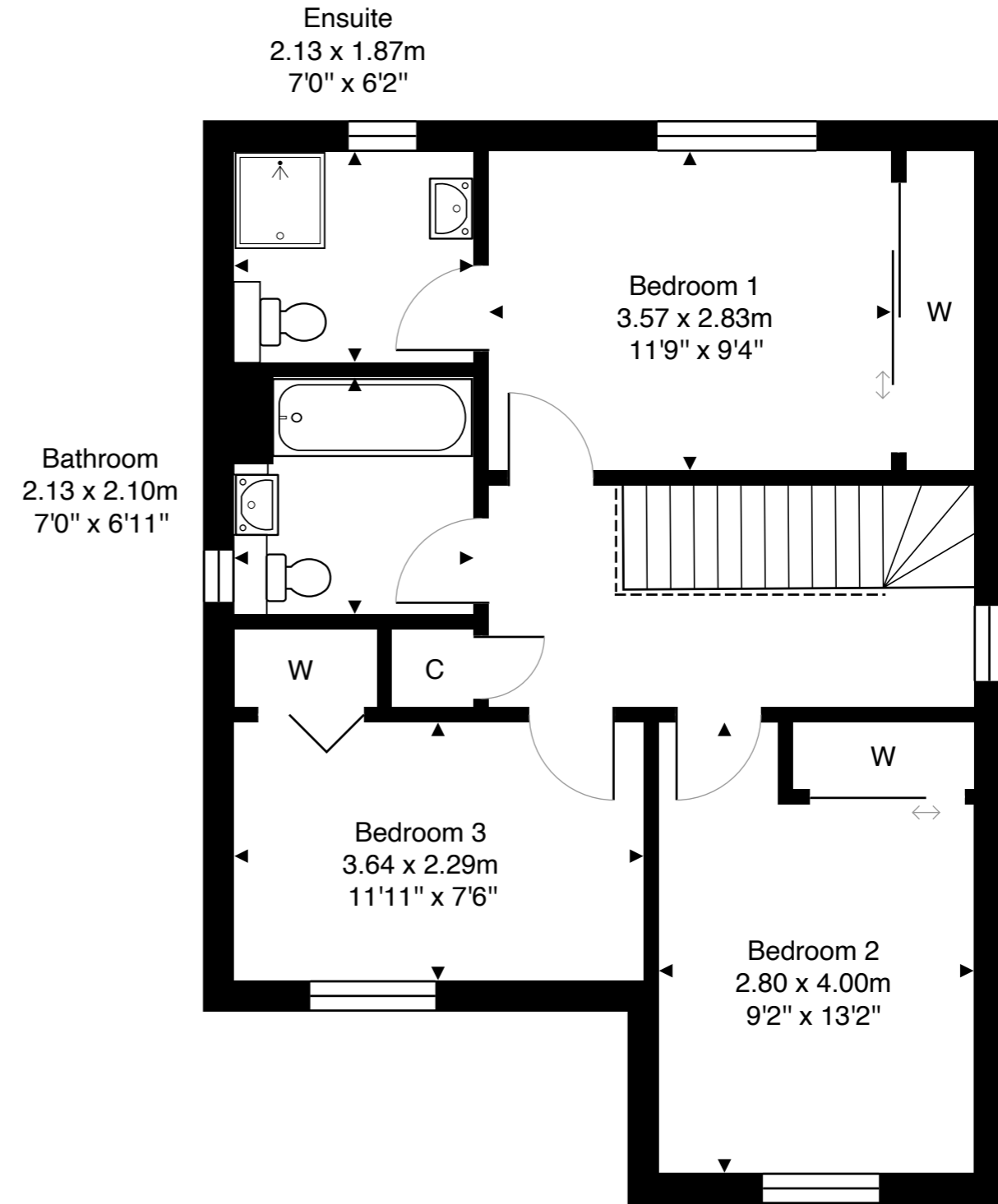




Gross internal floor area (m²): 99m²
EPC Rating: C



Ground Floor



First Floor



14

15



Externally, the home continues to impress with well-maintained grounds and the added convenience of a private garage providing excellent storage and secure parking.

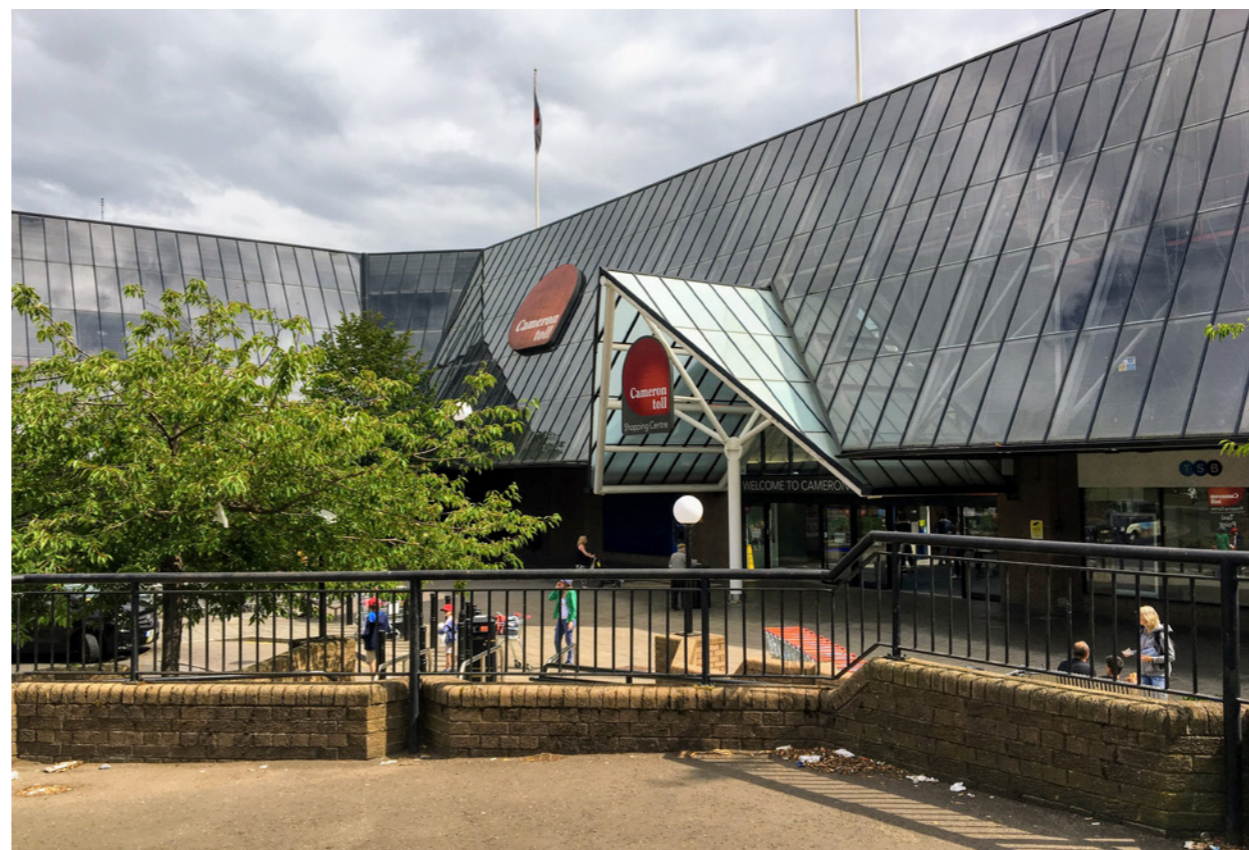
Set within a sought-after residential location, Kane Wynd offers easy access to local amenities, schooling, transport links and nearby green spaces, making this an ideal purchase for families, professionals and downsizers alike.

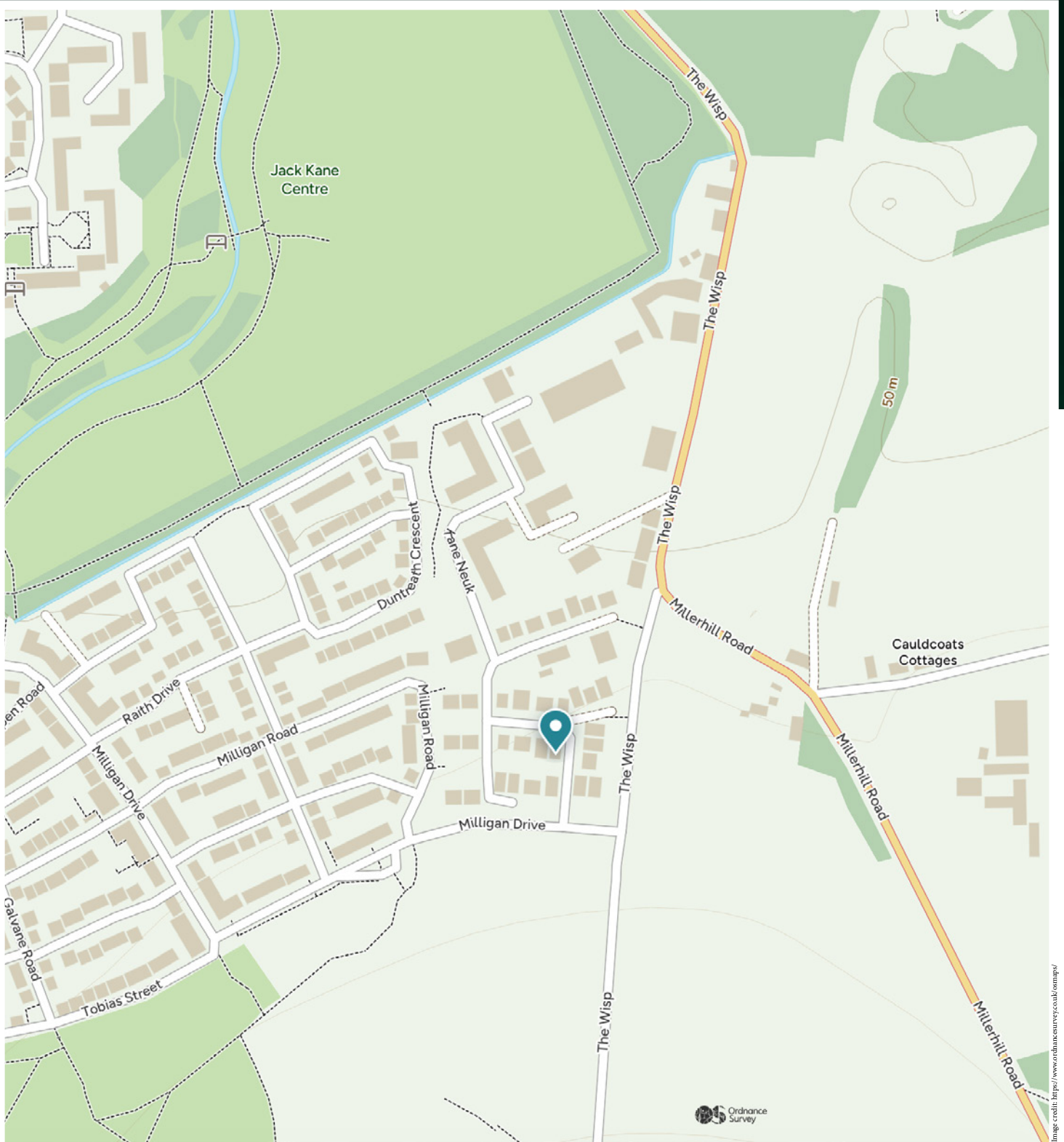
Early viewing is highly recommended to appreciate the quality, condition and lifestyle on offer within this exceptional home.



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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THE SUNDAY TIMES
THE TIMES



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