



Estate Agents and Solicitors

2 Raith Gardens, Edinburgh, EH16 4ZS

Immaculately Presented & Flexible, Four-Bedroom, Detached Home with Gardens & Driveway

Up to date price and viewing info at mov8realestate.com/property

espc rightmove[®] find your happy Zoopla

Property Description

Immaculately presented and flexible, detached four-bedroom family home, boasting private gardens and a driveway. Set on a corner plot adjacent to a shared green, within a modern, residential development in The Wisp area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, office/guest room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground floor WC.

With light neutral decor throughout, ready-to-move-in, featuring a quality upgraded kitchen, modern bathrooms and a view of Arthur's Seat. In addition, there is dual zone NEST gas central heating, solar panels, contemporary lighting, double glazing, good storage, and HUE smart lighting in the hall, landing and kitchen.

Externally, the property benefits from shrubbery to the front, continuing around the side to the double driveway, whilst an enclosed rear garden has a lawn and a store shed.

The modern development offers well-kept, communal grounds, unrestricted on-street parking and visitor parking bays.

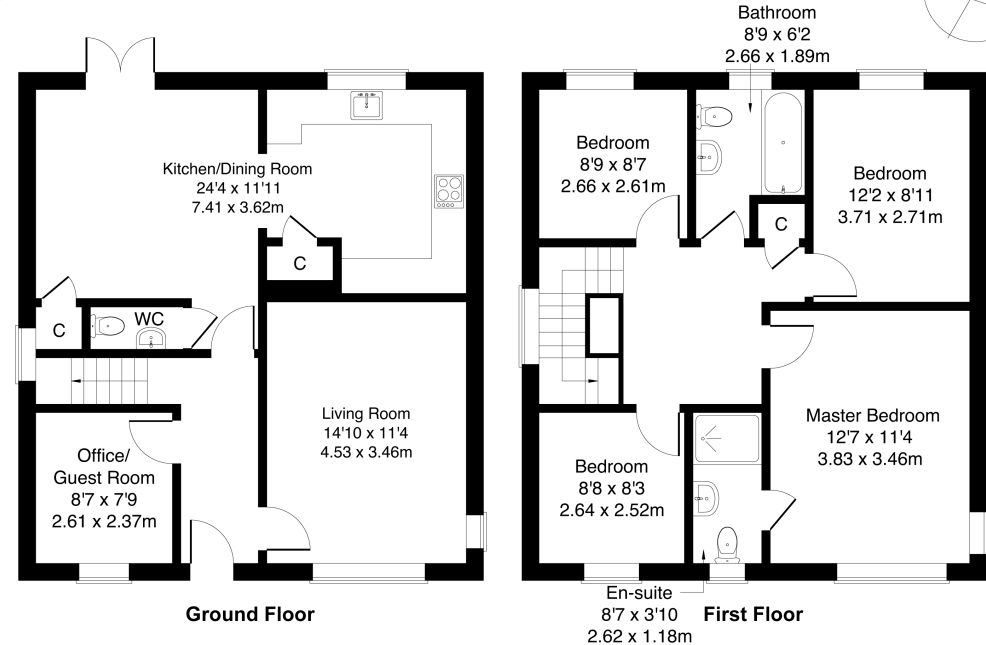
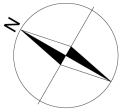
A bright and welcoming entrance hall leads into the ground-floor accommodation. To the front, the spacious living room enjoys a lovely dual west-south aspect, allowing natural light to flood the space, tastefully finished with light decor and carpeted flooring. To the rear, the impressive dining kitchen provides an ideal setting for family life and entertaining. A stylish, upgraded shaker-style kitchen with quartz worktops includes a stainless-steel sink with a spray-pull tap, an integrated gas hob with extractor, an eye-level double oven, a fridge/freezer, and a dishwasher. Patio doors open directly onto the rear garden, while a built-in storage cupboard and a convenient WC add to the practicality of the space. Also on the ground floor is a highly versatile office/study, offering the option to be used as a guest bedroom if preferred.

Upstairs, the generous master bedroom mirrors the living room with its dual west-south aspect and is complemented by a contemporary en-suite shower room. Three further well-proportioned bedrooms are positioned at each corner of the home, all finished with light décor and carpeted flooring. A stylish family bathroom completes the accommodation, fitted with a modern three-piece suite, including a MIRA shower over the bath and tiled splash walls.



2 Raith Gardens, The Whisp, Edinburgh EH16 4ZS

Approximate Gross Internal Area: (1324 sq ft - 123 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Wisp is a modern residential area situated to the south-east of Edinburgh city centre, within the city bypass and conveniently close to The Royal Infirmary. Nearby Danderhall provides a variety of local amenities, including a supermarket, chemist, post office, and its own primary school. Major retail parks such as Fort Kinraid and Straiton are a short drive away, offering extensive shopping

easy access to motorway networks. Regular public transport services operate from The Wisp itself as well as from nearby Newcraighall Road and Danderhall, providing direct links to the city centre. Residents can enjoy green outdoor spaces at Hunter's Hall Public Park, with Liberton and Duddingston golf courses also nearby for recreational activities.





Our Services

-  Free pre-sale property valuations
-  Great value fixed estate agency fees
-  Extensive buyer matching database
-  Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.