



6 Kane Wynd, Edinburgh, EH16 4XE

Bright & Tastefully Presented, Three-Bedroom, Semi-Detached House

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Property Description

Bright and tastefully presented, three-bedroom, semi-detached house, with private gardens and two allocated parking bays. With an end-of-cul-de-sac position, in a modern residential development in The Wisp area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, three flexible bedrooms, an en-suite, a family bathroom and a ground floor WC.

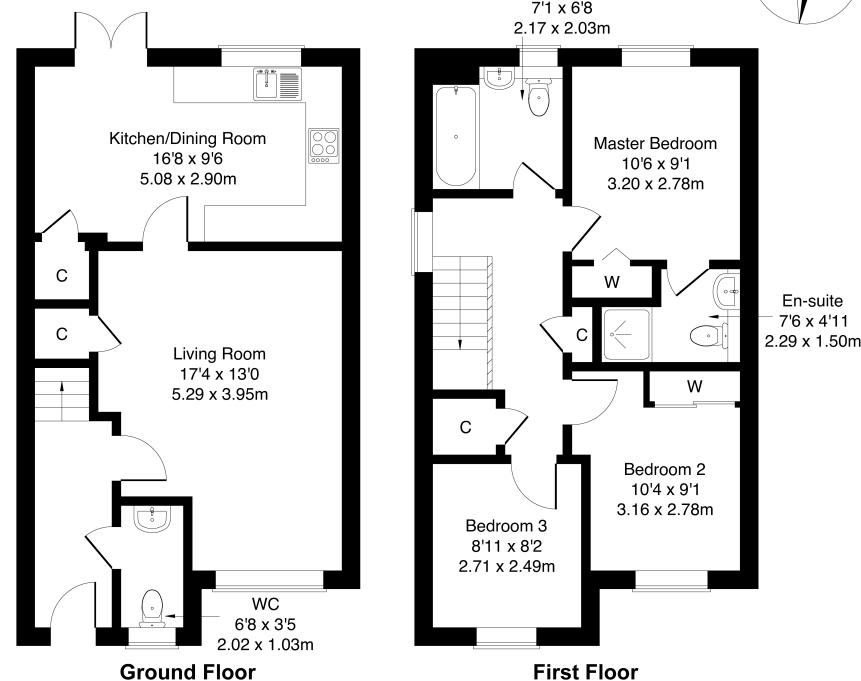
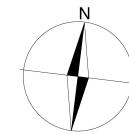
Features include a fully integrated kitchen, modern bathroom suites and contemporary flooring. In addition, there is gas central heating, double glazing, and good storage provision, including a loft.

Externally, there is low-maintenance landscaping to the front, whilst an enclosed rear garden also features a lawn, a synthetic lawn, a patio, and a store shed.

The modern development offers additional unrestricted visitor parking bays and superb transport links.

Bright and tastefully presented, three-bedroom, semi-detached house, with private gardens and two allocated parking bays. With an end-of-cul-de-sac position, in a modern residential development in The Wisp area, south of Edinburgh city centre. The welcoming entrance hallway provides access to all ground-floor rooms and immediately highlights the excellent storage provision within the home, along with a conveniently located WC. The spacious living room is a comfortable and inviting space, featuring soft carpeted flooring, a central light fitting and a wall-mounted TV point. A large window allows an abundance of natural light to fill the room, creating a bright and airy atmosphere with ample space for a range of living furniture, making it ideal for both relaxing and entertaining. Accessed from the living room, the dining kitchen is well designed for modern family living. It benefits from wood effect flooring, complementary wood effect worktops and a tiled splashback surround. Additional features include spotlighting, a sink with a drainer and a built-in storage cupboard. Integrated appliances comprise a fridge freezer, washing machine, dishwasher, oven and gas hob with canopy above. French doors open directly onto the rear garden, enhancing the sense of space and providing an excellent area for indoor and outdoor dining.

On the first floor, the master bedroom is a generous double room with carpeted flooring, a freestanding wardrobe, a wall-mounted TV point and a built-in wardrobe offering practical storage. The room further benefits from access to a contemporary en suite, providing added convenience and privacy. Bedroom two is another well-proportioned double room, also carpeted, and includes a built-in wardrobe, making it ideal for guests or family members. Bedroom three is a comfortable and versatile room with carpeted flooring, suitable for use as a bedroom, home office or nursery. Additional built-in storage cupboards are located off the first-floor landing, further enhancing the practicality of the property. Completing the accommodation is a modern fitted three-piece family bathroom, featuring tiled effect flooring, a tiled splashback surround, spotlighting and a shower over the bath, finished to a clean and contemporary standard.



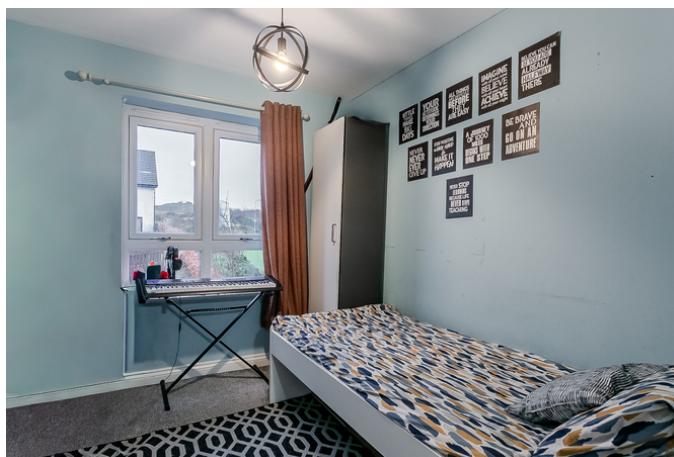
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

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 Kinnaird and Straiton are a short drive away, offering extensive shopping options and 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.





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