



## 1 Goldenrod Street, Edinburgh, EH16 4WR

Beautifully Presented, Modern Two-Bedroom, Semi-Detached Home, with Gardens & Residential Parking

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# Property Description

Beautifully presented, modern two-bedroom, semi-detached home, with gardens and residential parking. Set 'off-street' adjacent to a shared parkland, in a modern residential development in The Wisp area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, kitchen, two double bedrooms, a family bathroom, and a ground-floor WC.

Finished in light neutral decor, with a fully integrated kitchen, modern bathrooms, and continuous contemporary flooring. It also features gas central heating, double glazing, and ample storage, including bedroom wardrobes and a loft.

The front features low-maintenance landscaping, while the professionally landscaped rear includes a synthetic lawn, decked patios and a store shed.

This maintained development features unrestricted residential and visitor parking, and large open shared greens.

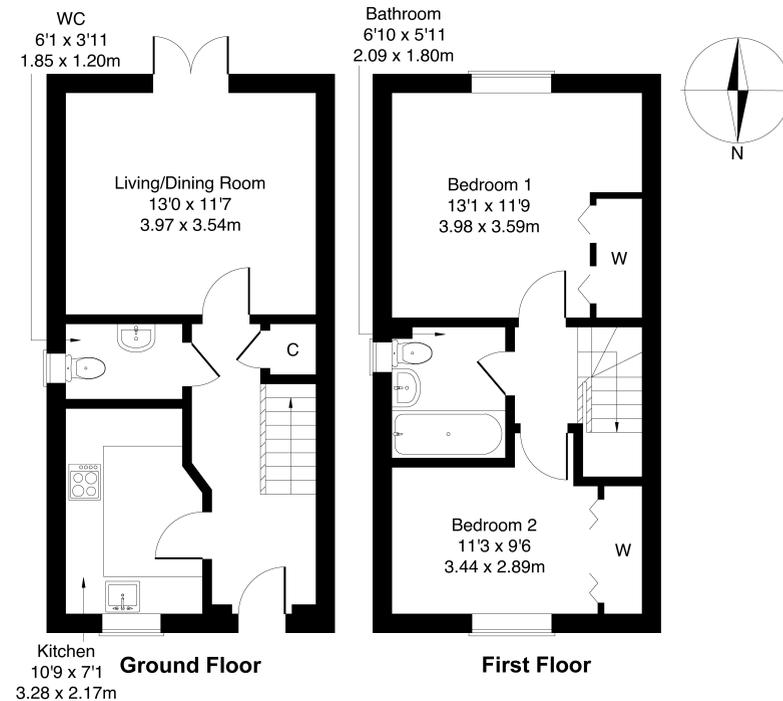
The welcoming entrance hall provides access to all ground-floor rooms and features wood-effect flooring that continues throughout the ground level. The bright and spacious living and dining room offers an excellent space for both relaxing and entertaining. It benefits from wood-effect flooring, a central light fitting and French doors that open directly onto the rear garden, allowing plenty of natural light to fill the room. Positioned to the front of the property, the modern fitted kitchen is well presented with wood effect flooring, stone effect worktops, a central light fitting and a sink with drainer. Integrated appliances include a fridge freezer, washing machine, dishwasher, oven and a gas hob with a canopy above. A useful built-in storage cupboard is located nearby, while a convenient WC completes the ground floor.

Moving upstairs, bedroom one is a comfortable double room featuring carpeted flooring, a central light fitting and a built-in wardrobe with bi-fold doors, offering practical storage space. A further well-proportioned bedroom is also located on the first floor, finished with carpeted flooring and benefitting from its own built-in wardrobe with bi-fold doors. Completing the property, the modern fitted three-piece bathroom features tiled flooring, spotlighting, a tiled splashback surround and a shower over the bath.



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Approximate Gross Internal Area: (710 sq ft - 66 sq m.)

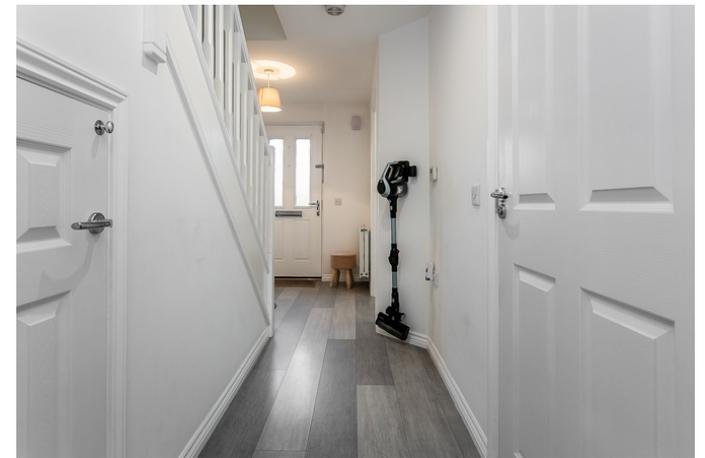


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

# 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 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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