




3 Damley Terrace, The Wisp, Edinburgh, EH16 4WS

Spacious, Four-Bedroom, 'Whithorn' Persimmon, Detached Home with Gardens, Driveway and Garage

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Property Description

Tastefully presented and spacious, four-bedroom, 'Whithorn' Persimmon detached family home, with gardens, driveway and an integrated garage. Located in a popular modern residential development, in The Wisp area, south of Edinburgh city centre. Comprises an entrance hall, living room, dining/kitchen, utility room, four bedrooms, an en-suite shower room, a Jack 'n' Jill en-suite shower room, a family bathroom and a ground floor WC.

This stylish home is part of an exclusive Persimmon development, offering versatile rooms spread over two floors, allowing flexibility to create a home that fits your current family lifestyle. Highlights include a stylish fully integrated and adaptable open-plan dining/kitchen, modern bathroom suites, and a burglar alarm system. In addition, there is gas central heating, double glazing, multiple TV points, and good storage provision, including a loft and a garage with power and lighting.

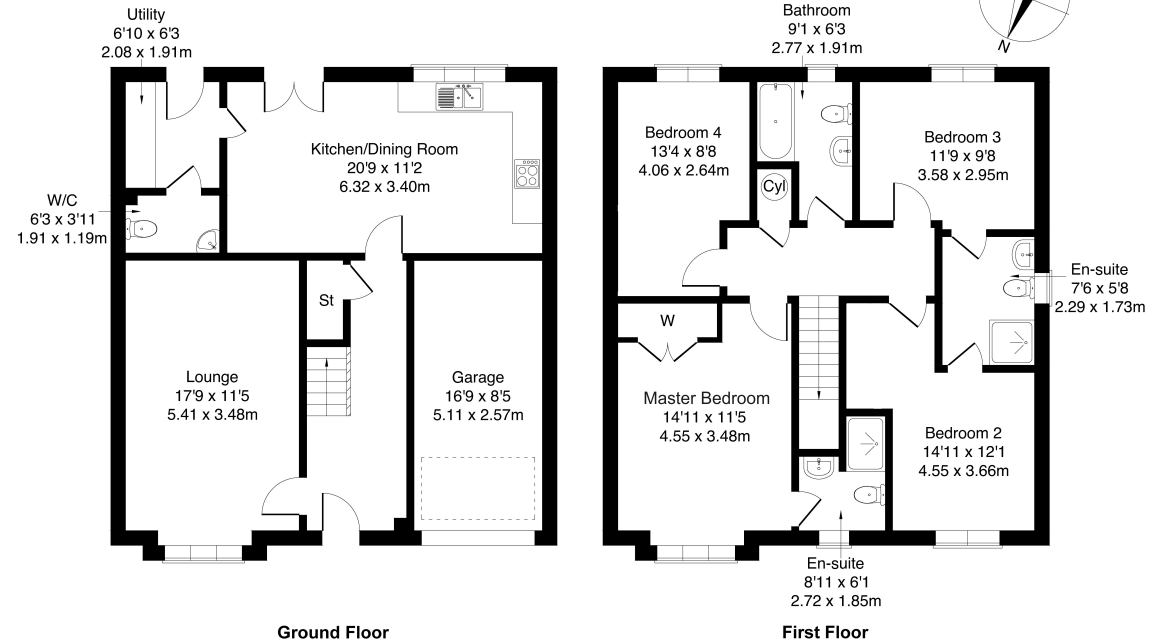
Externally, the property benefits from a double driveway and lawn to the front; whilst a generous, southerly-facing rear garden includes a lawn and patio. This modern development also offers additional unrestricted on-street parking and visitors' spaces, and well-maintained communal grounds, including a children's play park.

A welcoming entrance hallway provides access throughout the ground floor, including a convenient storage cupboard, ideal for a cloakroom. A well-proportioned lounge is set to the front, with a triple window and carpeted flooring; whilst set to the rear, an exceptionally spacious open-plan kitchen and dining feature French patio doors leading to the garden, enjoying plentiful natural light with a southerly-facing aspect, and wood effect flooring continuing from the hall. The stylish kitchen is fitted with contemporary units and worktops with matching upstands, a sink, and integrated appliances including a double oven, a gas hob with an extractor hood and splash back, a fridge/freezer and a dishwasher. Set off the kitchen, providing superb storage, the utility room features matching kitchen units and worktops, as well as a sink, space for a freestanding appliance, access to a convenient WC and further access to the garden.

On the upper floor, the generously sized master bedroom features carpeted flooring, a triple window, a built-in wardrobe with mirror sliding doors, and an en-suite shower room. Bedrooms two and three are set to opposite aspects, similarly well-finished, with carpeted flooring and a Jack 'n' Jill en-suite shower room; whilst a fourth bedroom offers a flexible space for a potential home office/study if desired. Completing the accommodation, a family-size bathroom is fitted with a modern three-piece suite.

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Approximate Gross Internal Area: (1625 sq ft - 151 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, lying to the south-east 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 post office, and also has its own primary school. The major retail park at Fort Kinnaird is a short drive away, as is the retail park at Straiton, just off

city bypass, which also offers ease of commuting to surrounding areas and motorway links. Regular public transport is available from The Wisp itself, and also from nearby Newcraighall Road and Danderhall, 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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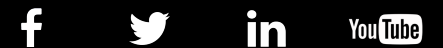
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