



4 Goldenrod Street, Edinburgh, EH16 4WR

Tastefully Presented Four-Bedroom, Mid-Terraced Family Home with Gardens

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

espc rightmove  Zoopla
find your happy

Property Description

Tastefully presented and spacious, four-bedroom, three-storey, mid-terrace family home with gardens. Set 'off-street' adjacent to a 'village green', in a modern factored residential development in The Wisp area, south-east of Edinburgh city centre.

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

Highlights include well-proportioned room sizes, a fully integrated kitchen, modern bathrooms, with contemporary lighting and flooring. In addition, there are multiple TV points, double glazing, gas central heating, and excellent storage provision, including a floored loft.

To the rear is an enclosed garden featuring a synthetic lawn, patios, and a gate to the residential parking. The development offers extensive unrestricted street and visitor parking, and has well-kept grounds including a central 'village' green with a children's play park.

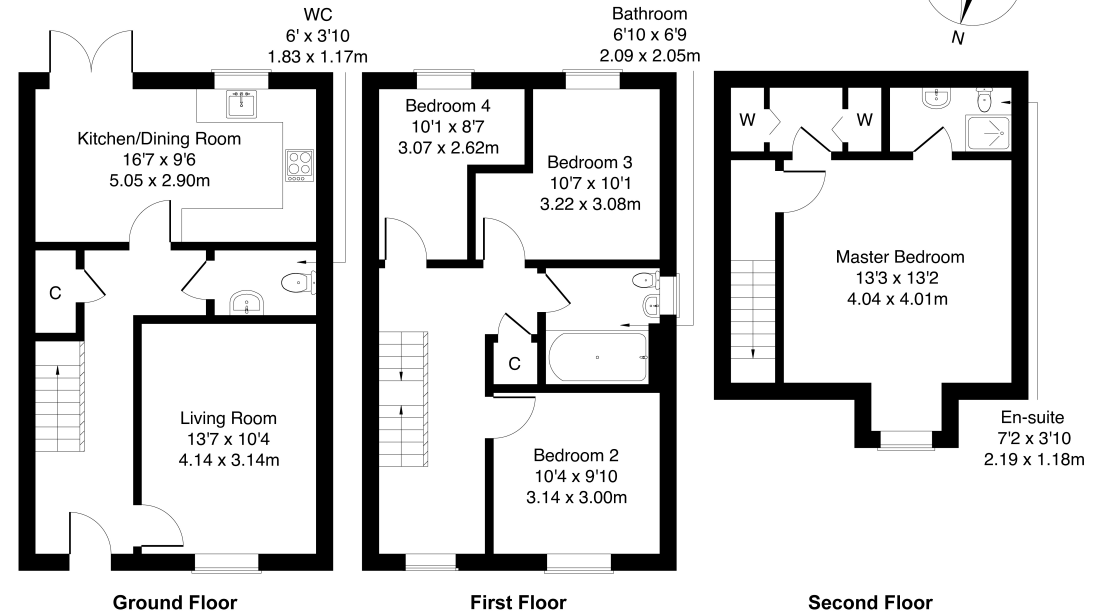
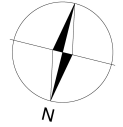
A beautiful entrance welcomes you into the home, leading into a spacious front-facing living room finished with wood-effect flooring and light, neutral décor throughout, complemented by a stylish WC on the way to the kitchen. The open-plan kitchen and dining area offers a light, modern finish with ample space for a dining set, continuing the wood-effect flooring and featuring matching wood-effect countertops, a tiled splashback, and a stainless steel sink with drainer.

Integrated appliances include an oven with gas hob and canopy extractor, along with a washing machine, dishwasher, and fridge/freezer. Upstairs, the second floor hosts three generously sized double bedrooms, all carpeted and tastefully decorated in light tones, with room for freestanding furniture. A family bathroom completes this floor with a three-piece suite and a shower over the bath. On the top floor, the master bedroom benefits from an abundance of natural light, two built-in cupboards, and an en-suite shower room featuring a tiled shower cubicle.



4 Goldenrod Street, Edinburgh, EH16 4WR

Approximate Gross Internal Area: (1206 sq ft - 112 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 contemporary residential area situated to the south-east of Edinburgh city centre, within the city bypass and ideally located for access to the Royal Infirmary. The neighbouring community of Danderhall provides a variety of everyday amenities, including a supermarket, pharmacy, post office, and a local primary school. Fort Kinnaird, a major retail destination, is just a short drive away, while Straiton Retail Park, located off the city bypass, also offers extensive shopping options

and convenient connections to surrounding areas and key motorway routes. Regular public transport services operate from The Wisp, as well as nearby Newcraighall Road and Danderhall, ensuring easy access to the city centre. Outdoor leisure opportunities are available at Hunter's Hall Public Park, with additional recreational options found at Liberton and Duddingston golf courses.





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.