



Flat 6, 11 Pringle Drive, The Wisp, Edinburgh, EH16 4XB

Immaculately Presented, Two Bedroom, Dual-Aspect, Second Floor Flat

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Property Description

Immaculately presented, two-bedroom, dual-aspect flat on the second floor of a modern, factored apartment block, set in a residential development in the popular Wisp area, to the south-east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, master bedroom with en-suite, a further bedroom and a bathroom.

Features include modern neutral decor, good quality flooring, a fitted kitchen with appliances, uPVC double glazing, gas central heating, and good storage provision including an attic.

Further highlights include a secure entry system, unallocated spaces in the residents' car park to the rear, and well-tended communal grounds.

The entrance hall gives access throughout the property and features two storage cupboards and wood effect flooring extending through to the front-facing living room which offers ample space for dining and a Juliet balcony.

To the rear, the kitchen is fitted with modern units, wood effect worktops with matching upstands, a sink with drainer; and with appliances including an integrated oven, gas hob and washing machine, as well as a freestanding fridge/freezer.

The master bedroom is set to the front with carpeted flooring, a central light fitting, a built-in wardrobe with mirrored sliding doors, and an en-suite shower room. Whilst bedroom two is set to the rear, similarly well-sized, with carpeted flooring and a central light fitting. Completing the accommodation, the bathroom is fitted with a contemporary three-piece suite.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (700 sq ft - 65 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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