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13 Nealands Road, The Wisp, Edinburgh, EH16 4WP

Five Bedroom, Three-Storey, Semi-Detached Home with Gardens

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Property Description

Beautifully presented and spacious, four bedroom, three-storey, semi-detached family home, with gardens and residential parking. Set in a modern factored residential development in The Whisp area, south of Edinburgh city centre. Comprises an entrance hallway, living room, dining/kitchen, master bedroom with en-suite and dressing room, three flexible bedrooms, a family bathroom, and a ground floor WC.

Ready-to-move-in, highlights include a stylish integrated kitchen and modern bathrooms, and quality continuous LVT flooring for the ground floor. In addition, there is multiple TV points, contemporary lighting, double glazing, gas central heating, and excellent storage provision.

Externally there are synthetic turf lawns for the gardens, with the enclosed rear garden also including storage sheds and a decked patio with a pergola. The development offers extensive unrestricted street and visitor parking, whilst a residential car park is set adjacent to the property.

A light and welcoming hall gives access throughout the ground floor and features an under stair storage cupboard. Set to the front, is a good-sized lounge, with a wall-mount TV point, spotlights, a central light fitting and fitted storage. Rear-facing, an open-plan dining room and kitchen includes French patio doors to the garden, recessed spotlighting and a wall-mount TV point. The fitted kitchen has stone-effect worktops with matching upstand, a sink with drainer; and an integrated washing machine, dishwasher, fridge/freezer, double oven and ceramic hob. Set internally off the hall is the WC with a two pieces suite.

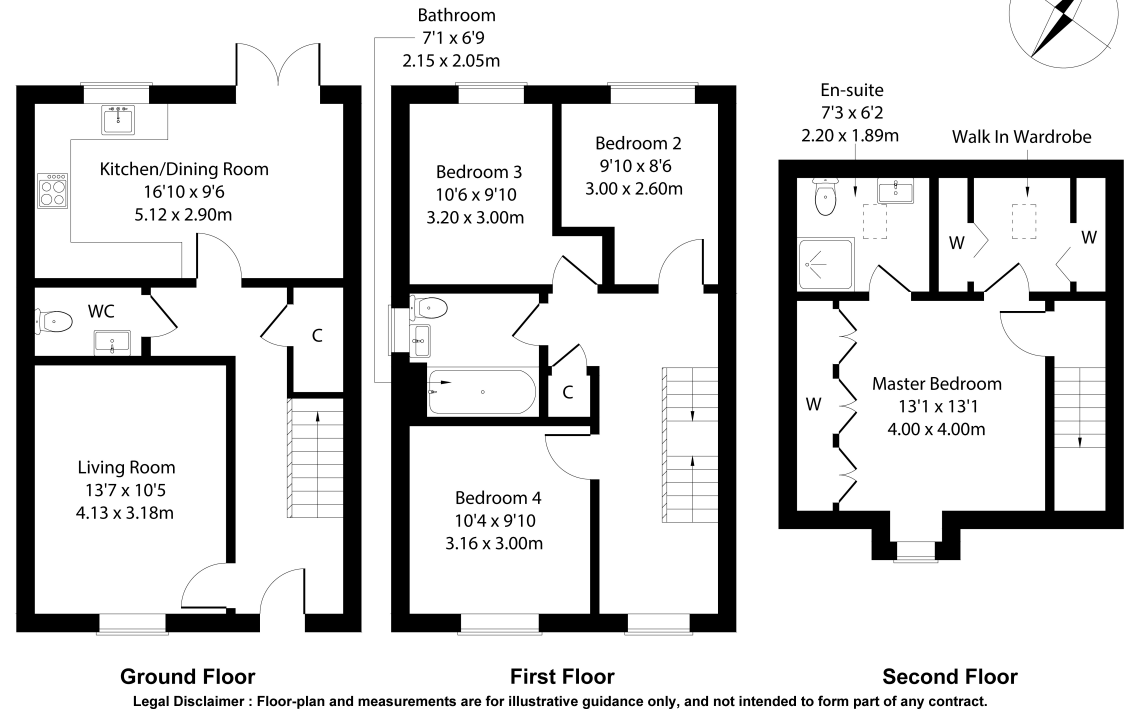
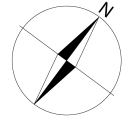
On the first floor, there is matching carpeted flooring throughout, with three well-proportioned bedrooms providing flexible family accommodation. The family bathroom has a side aspect window and is fitted with a three-piece suite, including a showerhead fitting for the bath and tiled splash walls. On the second floor is the generous master bedroom featuring bespoke fitted storage across one wall, an en-suite shower room, and a flexible walk-in dressing room with fitted storage.

A 360 Virtual Tour is available online.



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Approximate Gross Internal Area: (1238 sq ft - 115 sq m.)



Area Description





The Wisp is a modern residential area, lying to the southeast 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 the city bypass, which also offers ease of

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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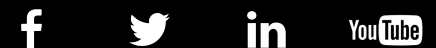
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