



## 17 Hammond Place, Edinburgh, EH16 4WN

Light & Beautifully Presented, Three Bedroom, End Terrace Home.

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# Property Description

Light and beautifully presented, three-bedroom, end-terrace house, with private gardens. Set in a modern residential development in The Wisp area, south of Edinburgh city centre.

Comprises; an entrance hallway, living/dining room, kitchen, three flexible bedrooms, a family bathroom and a ground floor WC. Highlights include a stylish integrated kitchen, modern bathroom suites and quality flooring and light tasteful decor, ready-to-move-in. In addition, there is contemporary lighting, gas central heating, double glazing, multiple TV points, and good storage provision.

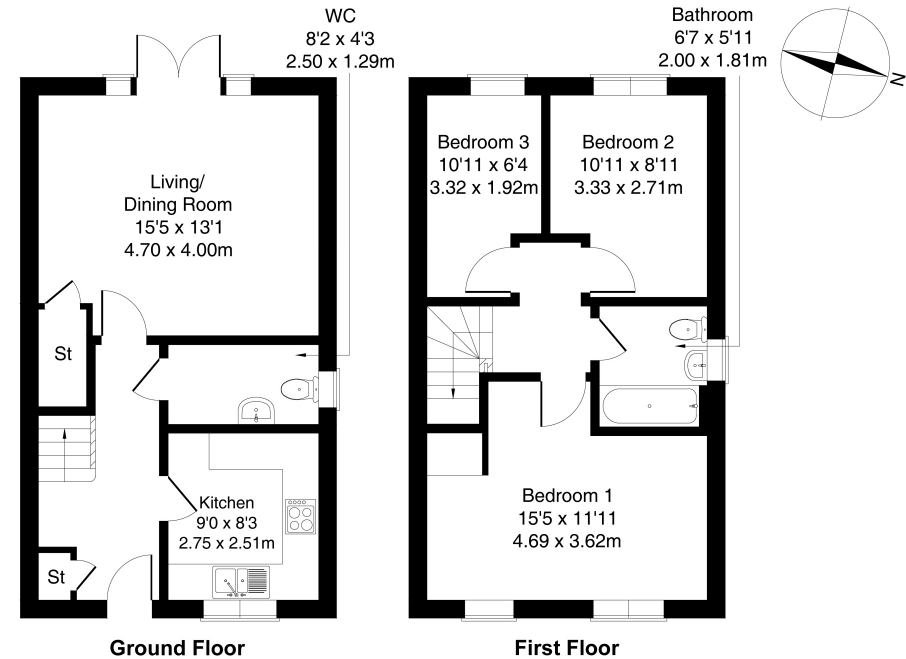
Externally, there is shrubbery and a paved patio to the front, whilst an enclosed rear garden includes a lawn, paved patio and a store shed. The modern development offers extensive unrestricted street and visitor parking, whilst a residential car park is set adjacent to the rear property. The reception hall gives access throughout the ground floor and to the carpeted stairway and features a built-in store cupboard and modern wood-effect flooring. Set across the rear of the floor plan, the lounge features French patio doors to the rear garden, a wall-mount TV point, carpeted flooring and access to a deep understairs storage cupboard.

Front-facing, the kitchen includes stone-effect worktops with matching upstand, a sink with drainer, and an integrated dishwasher, washing machine, fridge/freezer, oven and gas hob. A generous WC has a side aspect window, and is fitted with a two-piece suite. On the first floor, a spacious first bedroom is set to the front, with pleasant open views, a fitted mirrored wardrobe, carpeted flooring and a TV point. Two further flexible bedrooms are set to the rear, both with carpeted flooring, with bedroom three currently used as a generous dresser. The family bathroom has a side aspect window and is fitted with a three-piece including a mains shower over the bath and tiled splash walls.

A 360 Virtual Tour is available online.

**omov<sup>8</sup> REAL ESTATE** 17 Hammond Place Edinburgh EH16 4WN  
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Approximate Gross Internal Area: (840 sq ft - 78 sq m.)



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

# Area Description

Niddrie is an established residential area, located east of Edinburgh centre. Local shops can be found throughout, including a Lidl supermarket and an extensive range of high-street names and a multiplex cinema at Fort Kinnaird, an ASDA at the Jewel, with Cameron Toll Shopping Centre offering additional shopping facilities plus a Sainsbury's superstore. Nearby Portobello offers open

spaces and a seafront promenade, and the extensive parklands of Holyrood Park, Arthur's Seat, Duddingston Loch and Figgate Park are also close by. The area offers a good choice of well-regarded schools catering for all levels, and this east of city centre location gives good road links in and out of the city via the A1, with regular public transport available on Niddrie Mains Road.













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