



33 Tobias Street, Edinburgh, EH16 4WG

Immaculately Presented, Three Bedroom, Semi-Detached Home with Gardens

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Property Description

Immaculately presented, south-facing three-bedroom modern semi-detached family home with gardens. Located in an exclusive modern, factored residential development in The Wisp area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, two double bedrooms, a single bedroom, an en-suite shower room, a family bathroom and a ground floor WC.

Highlights include a stylish kitchen with appliances, modern bathrooms, contemporary flooring, an alarm system, loft space, and pleasant first-floor views including to Arthur's Seat.

In addition, there is gas central heating and double glazing; a lawn to the front and an enclosed rear garden with a lawn, and raised patio deck.

This modern development includes unrestricted parking bays to the front, a residential car park to the rear, and well-kept communal grounds.

The bright and welcoming entrance hall gives access to the living room, stairway, and the WC fitted with a two-piece suite. Good quality modern flooring runs continuously from the hall into the front-facing lounge which has a feature fireplace and a central pendant light fitting. Set off the lounge, the kitchen has French patio doors to the garden deck, a built-in under-stairs store, and ample space for a good-sized dinner table. Fitted units include wood-effect worktops with a matching upstand, a sink with drainer, a washing machine, a tumble dryer, a fridge/freezer and an integrated oven and gas hob.

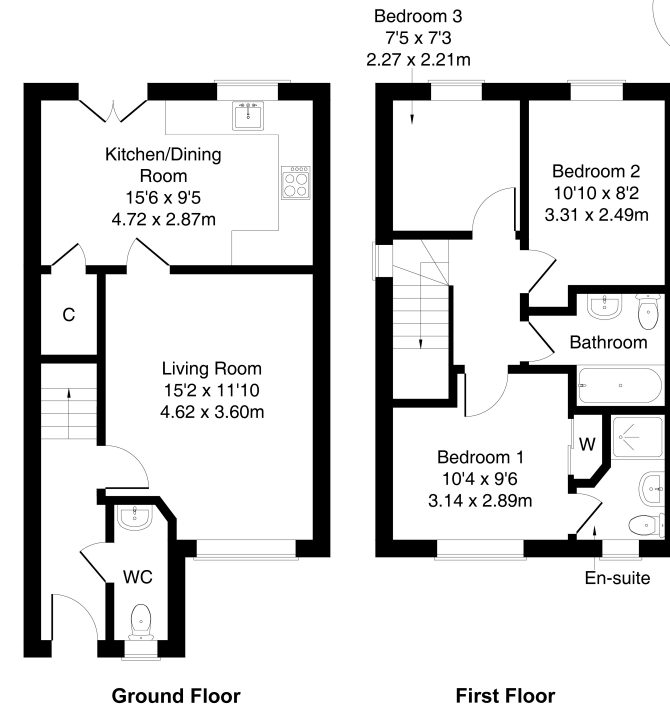
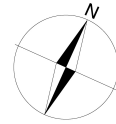
On the first floor, set to the front, the master bedroom includes a built-in wardrobe and a stylish en-suite shower room with an integrated cubicle. Set to the rear are two further carpeted bedrooms, both with northward views to the Edinburgh skyline. Completing the accommodation, the family bathroom is set internally and fitted with a three-piece suite, including tiled splash walls and modern flooring.

A 360 Virtual Tour is available online.

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Approximate Gross Internal Area: (818 sq ft - 76 sq m.)

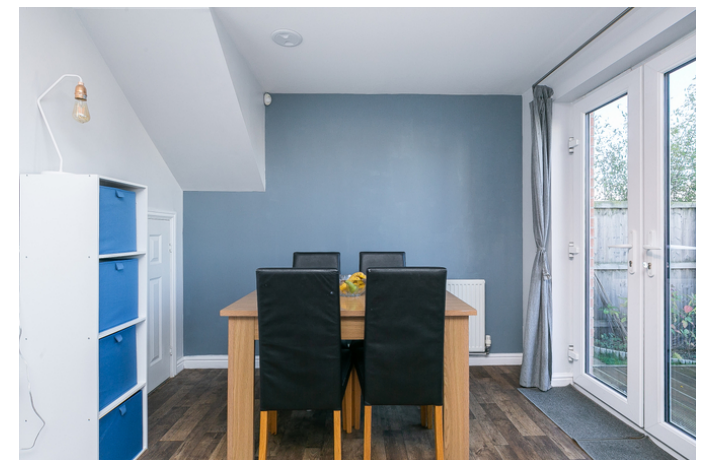


Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Wisp is a modern residential area, lying to the 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 Kinraid 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, as well as Liberton and Duddingston golf courses, and Little France park located across the property.





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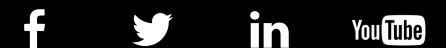
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