



15 Hammond Place, The Wisp, Edinburgh, EH16 4WN

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

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

espc rightmove[®] Zoopla
find your happy

Property Description

Immaculately presented, three-bedroom, semi-detached 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.

Ready-to-move-in, with light neutral decor throughout and stylish fittings. Features include a fully integrated kitchen, modern bathroom suites and quality continuous Moduleo flooring for the ground floor. 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 also features a synthetic lawn and paved patios including a pergola covered entertaining area. The modern factored development offers extensive unrestricted street and visitor parking, whilst a residential car park is set adjacent to the rear property.

A bright, welcoming hall gives access throughout the ground floor and to the carpeted stairway and features a built-in store cupboard and recessed spotlighting. Set across the rear of the floor plan, the lounge features French patio doors to the rear garden, a wall-mount TV point, recessed spotlighting, and access to a deep understairs storage cupboard.

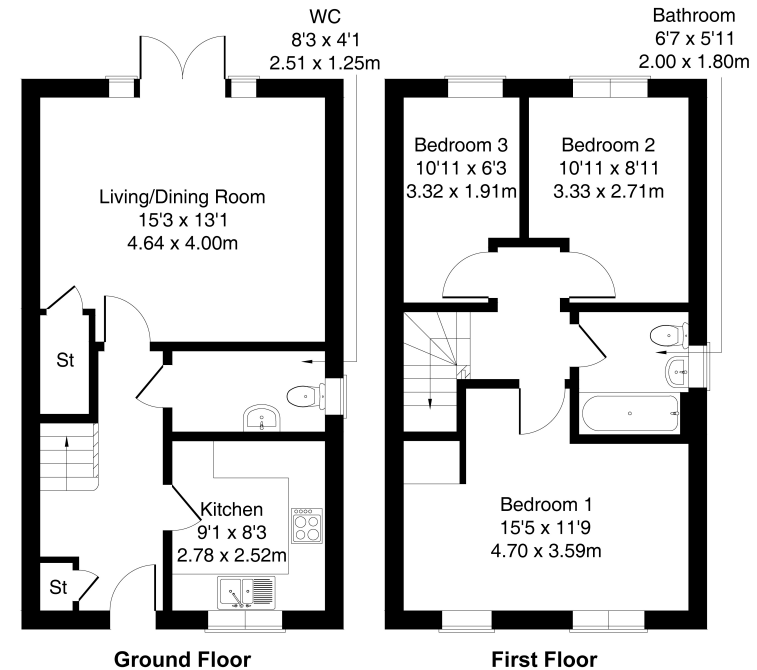
Front-facing, the kitchen includes wood-effect worktops, unit downlighting, LED kickplate lighting, a sink with drainer, and an integrated dishwasher, washing machine, fridge/freezer, oven and gas hob. A generous WC has a side aspect window and is fitted with a two-piece suite.

On the first floor, the first bedroom is set to the front, with pleasant open views, a fitted 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. Completing the accommodation, the family bathroom has a side aspect window and is fitted with a three-piece suite including a mains mixer shower over the bath and tiled splash walls.



15 Hammond Place, Edinburgh, EH16 4WN

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

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 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, along with 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.