



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.

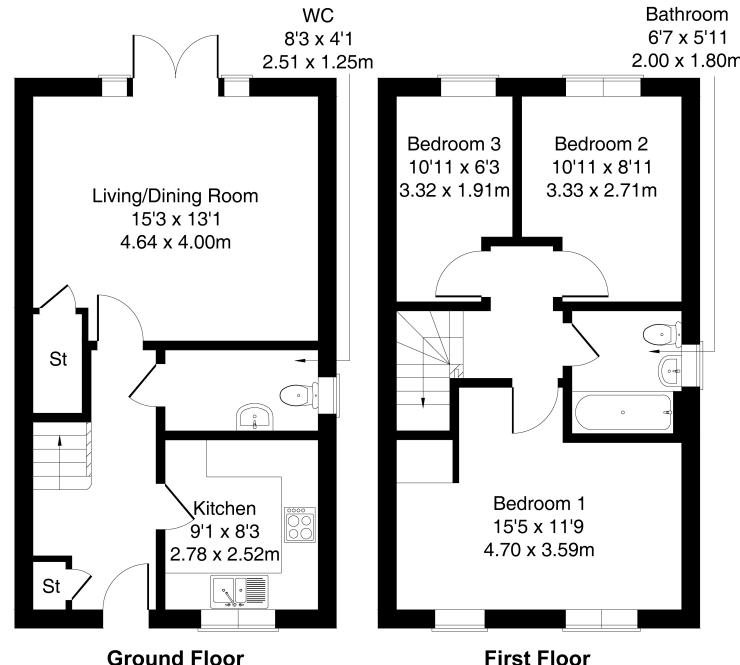
Externally, there is shrubbery and a paved patio to the front, whilst an enclosed rear garden also features a synthetic lawn and paved patios including a pergola covered entertaining area. The modern factored development offers extensive unrestricted street and visitor parking, whilst a residential car 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 spot lighting. Set across the rear of the floor plan, the lounge features French patio doors to the rear garden, a wall-mount TV point, recessed spot lighting, 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.

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Approximate Gross Internal Area: (840 sq ft - 78 sq m.)

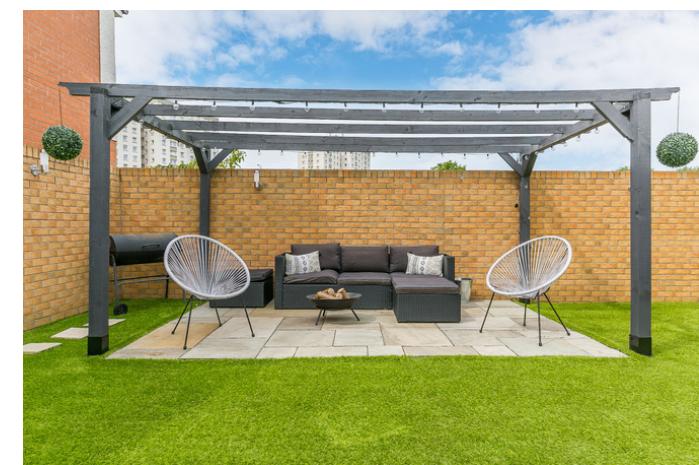


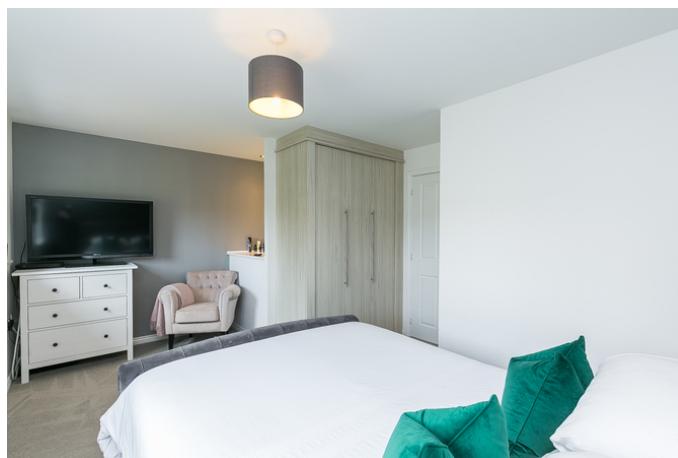
Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

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 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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