



## 2 Sandilands Road, Edinburgh, EH16 4AF

Immaculately Presented Three-Bedroom, End-Terraced Home with Private Gardens

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# Property Description

Immaculately 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.

Ready-to-move-in, with light neutral decor throughout and stylish fittings. Key features include a fully integrated kitchen, stylish modern bathroom suites, and contemporary lighting with conveniently placed TV points.

In addition, the property benefits from gas central heating, solar panels, double glazing, and generous storage options, including a floored attic that provides valuable additional space. Externally, the property boasts a double-boarded enclosed rear garden with a lawn, paved patio areas, and a storage shed, while ample street parking is available to the front.

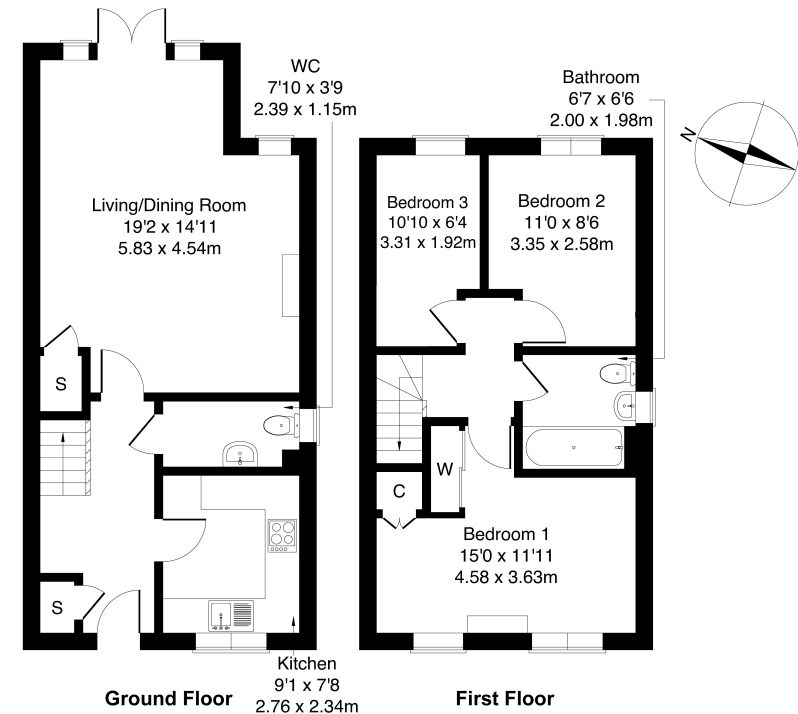
The entrance leads into the property with the living room positioned at the rear, featuring carpeted flooring, light décor, and direct access to the private garden, making it an ideal space for entertaining, along with a built-in cupboard for storage. Towards the front, the kitchen is finished with contemporary flooring, matching countertops and upstands, a sink with drainer, an integrated double oven, a gas hob with canopy, a washing machine, a dishwasher, and a fridge freezer.

Upstairs, the carpeted landing provides access to three bedrooms, each also carpeted and bedroom one benefits from built-in cupboards, while offering ample space for free-standing furniture. Completing the property is the family bathroom, fitted with a three-piece suite including a shower over the bath and a ladder-style radiator.



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Approximate Gross Internal Area: (872 sq ft - 81 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 situated to the south-east of Edinburgh city centre, within the city bypass and conveniently close to The Royal Infirmary. Nearby Danderhall provides a variety of local amenities, including a supermarket, chemist, post office, and its own primary school. Major retail parks such as Fort Kinraid and Straiton are a short drive away, offering extensive shopping

easy access to motorway networks. Regular public transport services operate from The Wisp itself as well as from nearby Newcraighall Road and Danderhall, providing direct links to the city centre. Residents can enjoy green outdoor spaces at Hunter's Hall Public Park, with Liberton and Duddingston golf courses also nearby for recreational activities.







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