



## 15 Nealands Road, The Wisp, Edinburgh, EH16 4WP

Spacious, Four-Bedroom, Three-Storey, Semi-Detached Family Home

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# Property Description

Beautifully presented and spacious, four-bedroom, three-storey, semi-detached family home, with gardens and a driveway. Set in a modern, factored residential development in The Wisp area, south of Edinburgh city centre.

Comprises an entrance hallway, living room, dining/kitchen, utility room, four double bedrooms, an en-suite, a family bathroom, and a ground floor WC.

Highlights include a stylish, integrated kitchen, modern bathrooms, and contemporary lighting and flooring. In addition, there are multiple TV points, double glazing, gas central heating, and excellent storage provision.

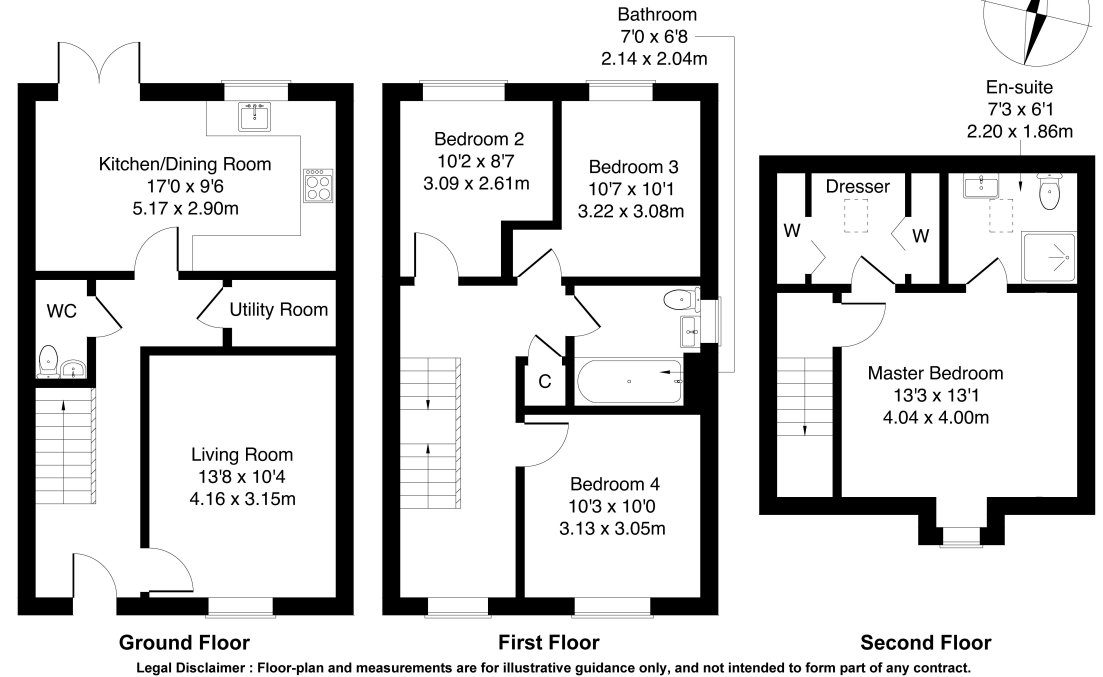
To the rear is an enclosed garden, featuring a synthetic lawn, a paved patio and a versatile garden office, with fitted kitchen units, power and light. To the front is a mono-blocked driveway that can accommodate up to five cars, whilst there is an additional, allocated parking space in the adjacent car park.

The development offers extensive, unrestricted street and visitor parking, and has well-kept ground, including a central green with a childrens' play park.

A light and welcoming hall gives access throughout the ground floor and features bespoke, fitted under-stair storage cupboards. Set to the front is a good-sized lounge, with a wall-mounted TV point, a central light fitting and carpeted flooring. Rear-facing, an open-plan dining room and kitchen include French patio doors to the garden, recessed spotlighting and modern flooring, continuing from the hall. The fitted kitchen has wood-effect worktops with matching upstands, a sink with a drainer and spray-pull tap, an integrated dishwasher, fridge/freezer, microwave, oven and gas hob. Set internally off the hall is the WC, with a two-piece suite, and the utility room, with fitted units, a worktop, and an integrated washing machine. On the first floor, three well-proportioned and carpeted bedrooms provide flexible, family accommodation. The stylish family bathroom has a side aspect window and is fitted with a three-piece suite, including a rainfall shower head over the bath and tiled splash walls. On the second floor is the spacious master bedroom, featuring carpeted flooring, a generous en-suite shower room, and a flexible, walk-in dressing room with built-in wardrobes.

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**15 Nealands Road, Edinburgh, EH16 4WP**  
Approximate Gross Internal Area: (1238 sq ft - 115 sq m.)



# 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 Kinnaird is a short drive away, as is the retail park at Straiton, just off the city bypass, which also offers

ease of commuting 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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