




McEwan Fraser Legal

Solicitors & Estate Agents

0131 524 9797

13 Pringle Drive

EDINBURGH, EH16 4XB



THE LOCATION

EH16 4XB

The Wisp lies 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, 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 easy commuting to surrounding areas and motorway links.

Regular public transport is available from The Wisp 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.



13 PRINGLE DRIVE

EDINBURGH, EH16 4XB

McEwan Fraser Legal is delighted to present this excellent three-bedroom villa in the Wisp area of Edinburgh. The property has been well cared for by the current owners and is in true walk-in condition. This end-terraced family villa boasts well-proportioned rooms throughout and excellent private gardens whilst occupying a prime position within this exclusive development. Inside, the property comprises of:

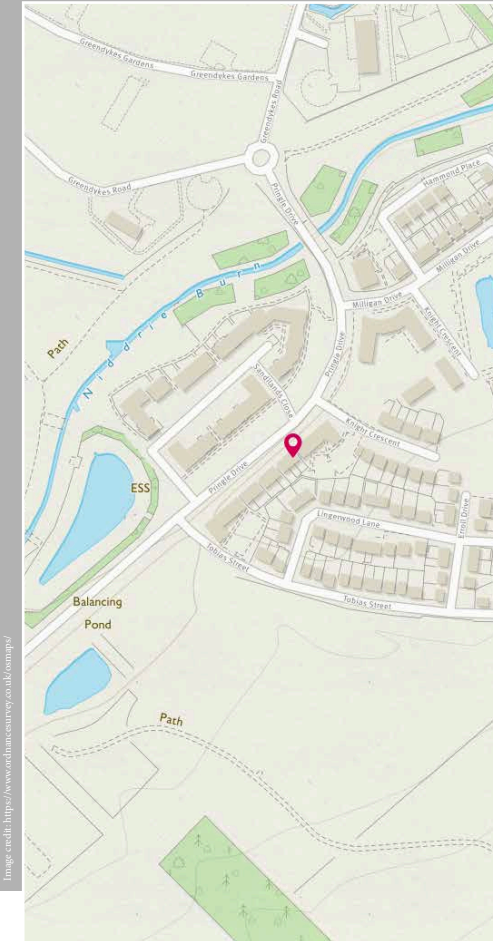
- Fully equipped breakfasting kitchen with an integrated gas hob, electric oven, extractor hood, feature lighting and rear access to the garden.
- A comfortable and separate lounge to the front with flexible space for furniture arrangements.
- Three good sized bedrooms one of which includes a built-in mirror wardrobe and fresh en-suite shower room.
- A crisp family bathroom with a white three-piece bathroom suite
- Fresh WC and a useful attic space.

The property further benefits from ample off-street parking, a laid lawn garden to the front and a secure, well-presented garden to the rear with laid lawn and paved patio area. This is a rare opportunity to acquire a beautifully presented home in a fantastic location.





DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	4.64m (15'3") x 3.58m (11'9")
Kitchen	4.68m (15'4") x 2.86m (9'5")
Bedroom 1	3.13m (10'3") x 2.89m (9'6")
En-suite	2.46m (8'1") x 1.70m (5'7")
Bedroom 2	3.32m (10'11") x 2.43m (8')
Bedroom 3	2.21m (7'3") x 2.21m (7'3")
Bathroom	2.43m (8') x 2.01m (6'7")
WC	1.44m (4'9") x 1.28m (4'2")

Gross internal floor area (m²): 75m² | EPC Rating: C

Extras (Included in the sale): integrated appliances and floor coverings.

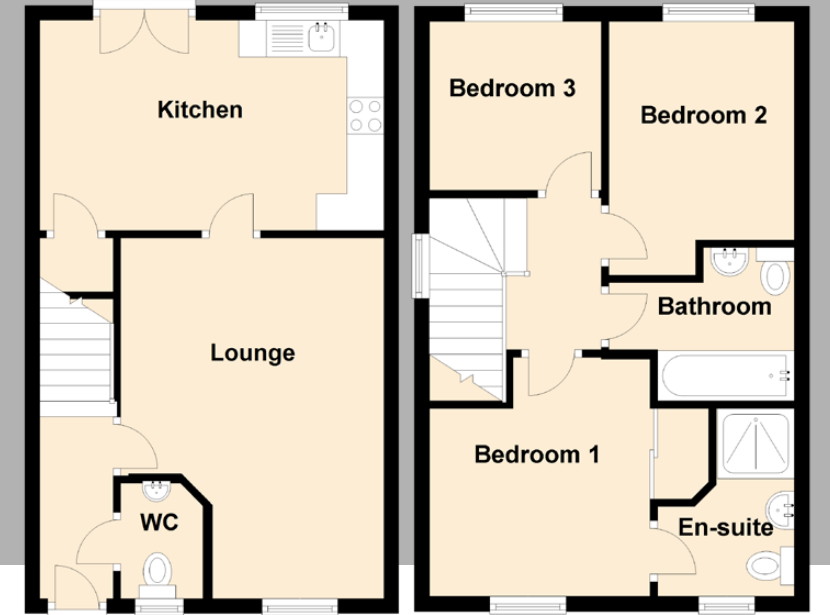


Image credit: <https://www.dunelm.com.au/>




McEwan Fraser Legal
 Solicitors & Estate Agents

Tel. 0131 524 9797
 www.mcewanfraserlegal.co.uk
 info@mcewanfraserlegal.co.uk

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
GARY WALES
 Surveyor



Professional photography
AOIFE MCDONALD
 Photographer



Layout graphics and design
ABBEY TURPIE
 Designer