

8 Errol Drive

THE WISP, EDINBURGH, EH16 4GG



Two-bedroom house which occupies a prime position in a sought-after modern development at The Wisp



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McEwan Fraser Legal is delighted to present this two-bedroom house which occupies a prime position in a sought-after modern development at The Wisp. The property is presented to the market in excellent condition and would be an ideal first-time buy.

THE LIVING ROOM

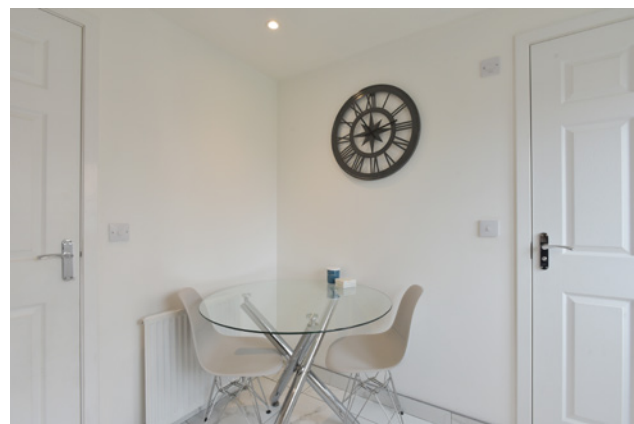


The ground floor accommodation is focused on the bright and well-proportioned living room which boasts contemporary décor and plenty of space for the new owner to create their ideal entertaining space.

THE KITCHEN



A generous kitchen overlooks the rear garden and includes a full range of base and wall-mounted units set against a tiled splashback. The kitchen has plenty of prep and storage space and an integrated gas hob and electric oven. There is a ground-floor WC accessed from the kitchen.





Climbing the stairs, the front-facing master bedroom is particularly generous with ample floor space for freestanding furniture alongside an integrated wardrobe. The second bedroom is a further well-proportioned double bedroom with plenty of space for a full suite of bedroom furniture. The bathroom is partially tiled and includes a three-piece white suite with a shower over the bath.

THE BATHROOM



BEDROOM 1



BEDROOM 2



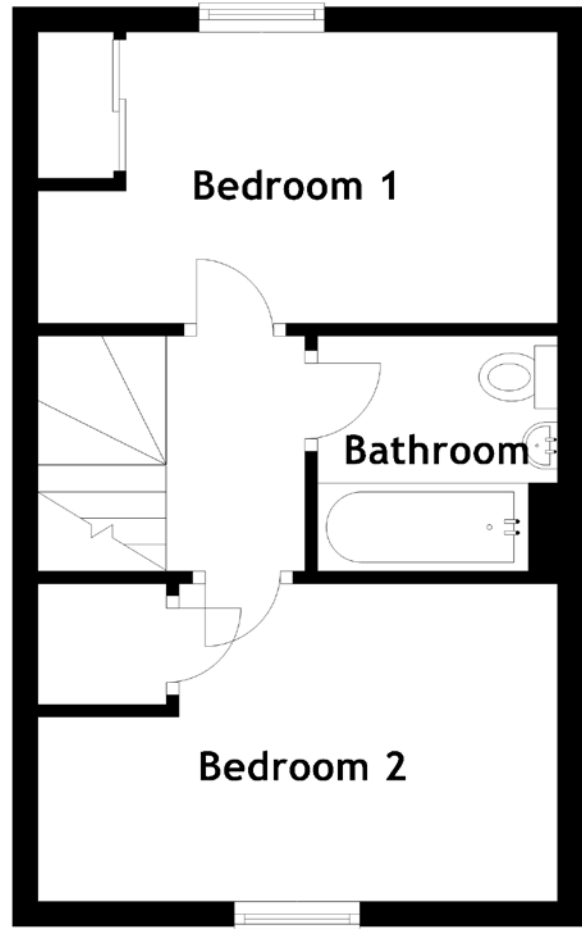
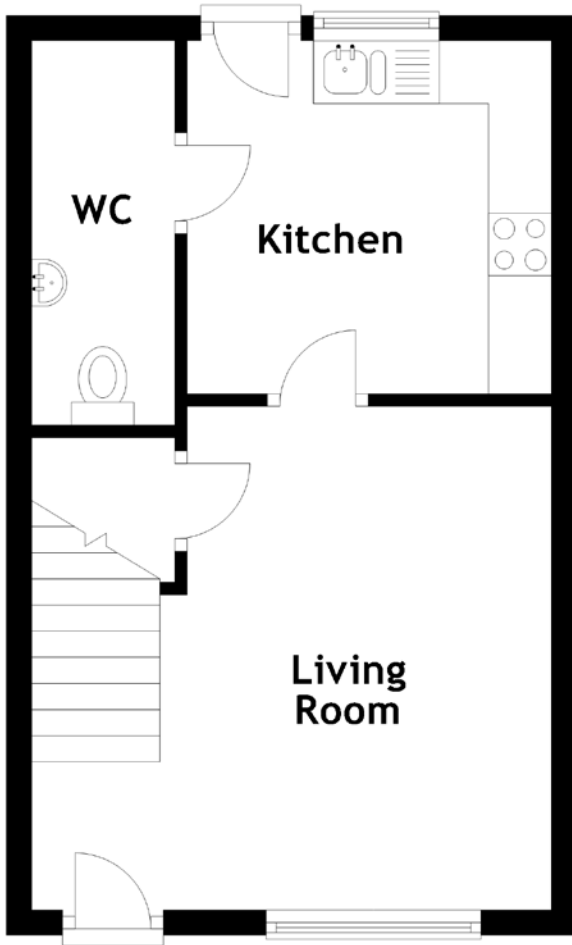
In addition, the property has a generous rear garden with decking and artificial grass, double glazing, and modern gas central heating which creates a warm and cost-effective home year-round.

This is an ideal starter home in a good area and viewing is highly recommended.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

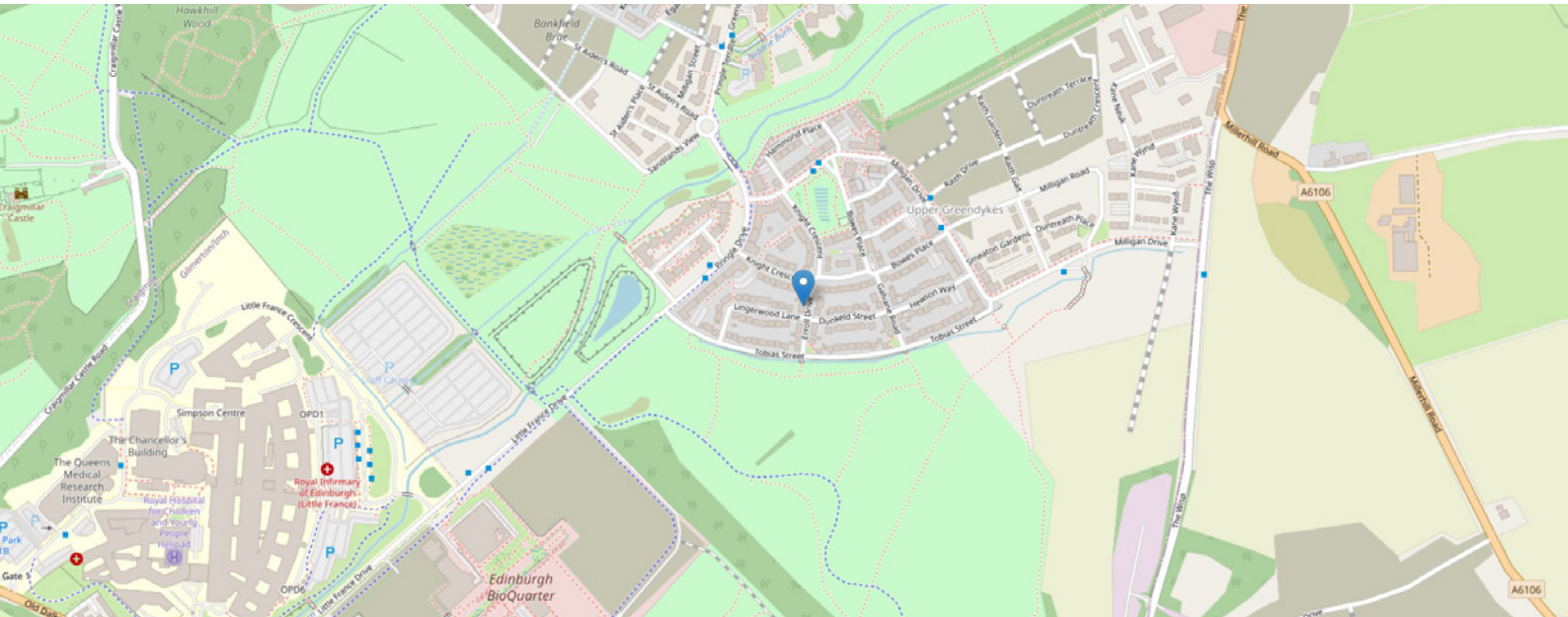


Approximate Dimensions
(Taken from the widest point)

Living Room 4.14m (13'7") x 4.01m (13'2")
 Kitchen 2.90m (9'6") x 2.81m (9'3")
 WC 3.05m (10') x 1.14m (3'9")

Bedroom 1 4.14m (13'7") x 2.32m (7'7")
 Bedroom 2 4.14m (13'7") x 2.53m (8'4")
 Bathroom 1.95m (6'5") x 1.91m (6'3")

Gross internal floor area (m²): 59m²
 EPC Rating: C



THE LOCATION

The Wisp lies approximately five miles to the south-east of Edinburgh city centre, inside the city bypass, and is well placed for the Royal Infirmary of Edinburgh and Edinburgh Sick Kids Hospital. The major retail centres at Fort Kinnard, Cameron Toll, and Straiton are easily accessible. Dalkeith Country Park and a choice of golf courses are within easy reach.





An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.



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