




McEwan Fraser Legal

Solicitors & Estate Agents

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9 Hewson Way

EDINBURGH, EH16 4WF



THE LOCATION EDINBURGH

EH16 4WF

“... AN IDEAL FAMILY HOME AND
LOCATED WITHIN THE WISP AREA
OF EDINBURGH ...”

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 a 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.

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An excellent opportunity has arisen to acquire this highly desirable two bedroomed house, making for an ideal family home and located within the Wisp area of Edinburgh.

Internally this accommodation is in excellent decorative order, with the ground floor briefly consisting of an entrance hallway with access to the bright and spacious lounge with an under-stair storage cupboard and access to the rear garden through a rear door in the kitchen. The kitchen benefits from an integrated four gas hob/oven, extractor hood, fridge freezer, washing machine. The ground floor is completed by a useful two-piece WC. The first floor features a landing with two spacious double bedrooms, both of which are flooded with light and provide space for storage units and furniture arrangements. This level is completed by a three-piece, partially tiled family bathroom, benefiting from an over-head shower. There is an attic which is providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing and a single allocated space to accommodate for off-street parking. There is more than adequate on-street parking to accommodate visitors. There is a private garden area to the front and private garden to the rear of the property. Making for the perfect family home. Early viewing is highly recommended.





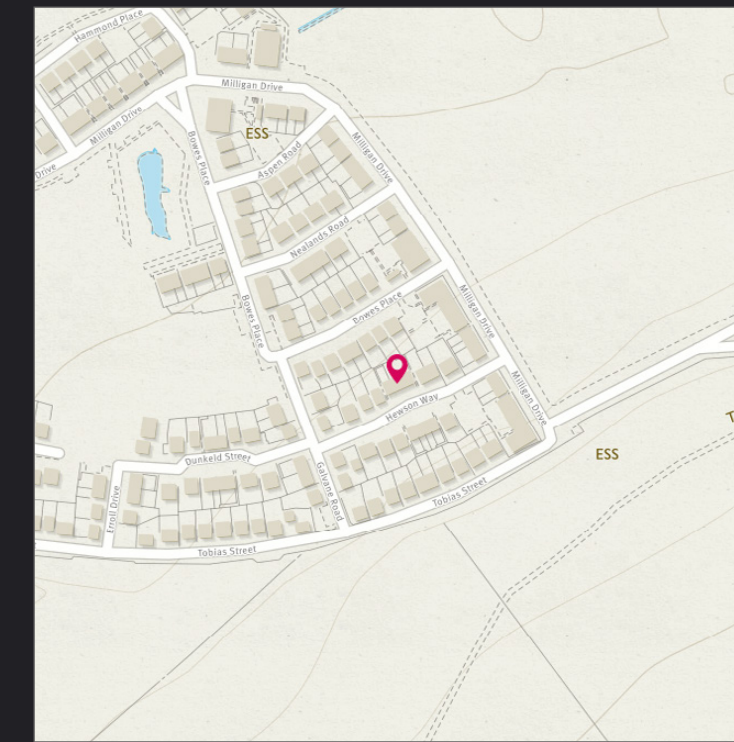
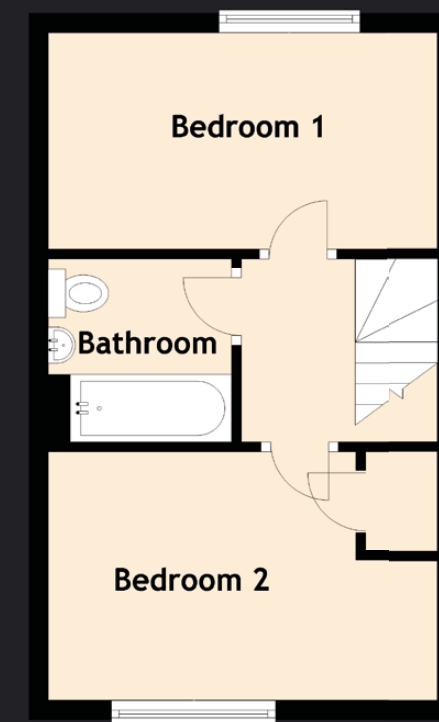
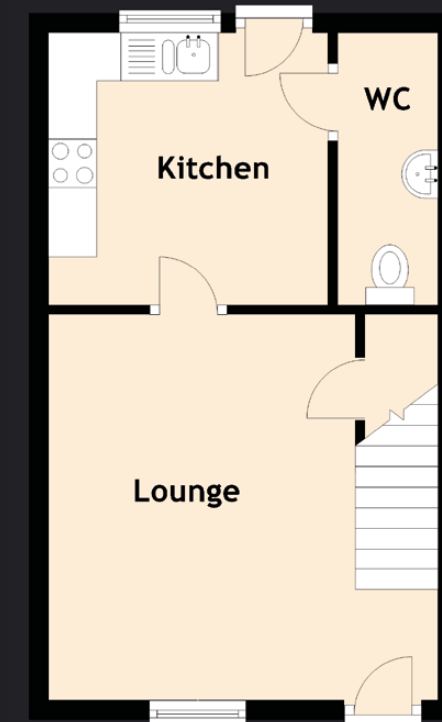
SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	4.13m (13'7") x 4.00m (13'1")
Kitchen	2.90m (9'6") x 2.82m (9'3")
Bedroom 1	4.13m (13'7") x 2.24m (7'4")
Bedroom 2	4.10m (13'5") x 2.56m (8'5")
Bathroom	1.90m (6'3") x 1.90m (6'3")
WC	2.80m (9'2") x 1.04m (3'5")

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





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