

2 Erroll Drive

THE WISP, EDINBURGH, EH16 4GG



*SPACIOUS FOUR BED DETACHED FAMILY HOME IN
EDINBURGH'S POPULAR WISP DEVELOPMENT*



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McEwan Fraser Legal is delighted to present this detached house which is nestled in a quiet section of the development and has a very desirable elevation, with easy access to the City Centre and beyond This would be an ideal property for a young family or professional couple.

Internally the property comprises on the ground level has two well-proportioned public rooms one of which is the living room and the other being either a snug, home office or even dining room.

2 Erroll Drive

the lounge





The kitchen/diner is accessed via the hallway and is modern and completed to a high standard. Fitted with hob, oven, and a mixture of integrated and free-standing white goods.



kitchen/diner





family room





The house has four spacious bedrooms of which some are fitted with built-in wardrobes and plenty options for free-standing furniture. The accommodation offers various possibilities from home office space to functional bedrooms.





bedroom 2



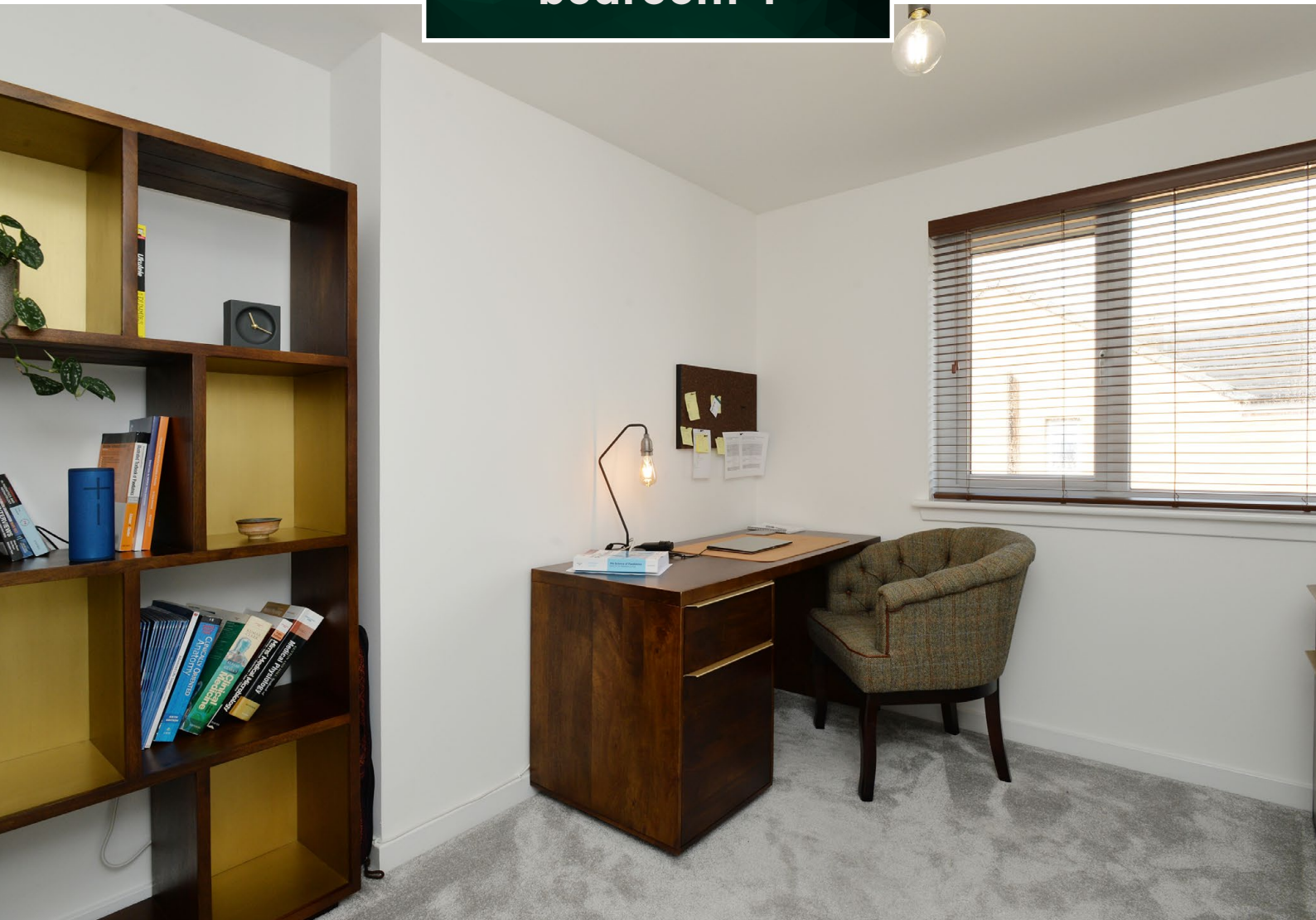


bedroom 3





bedroom 4



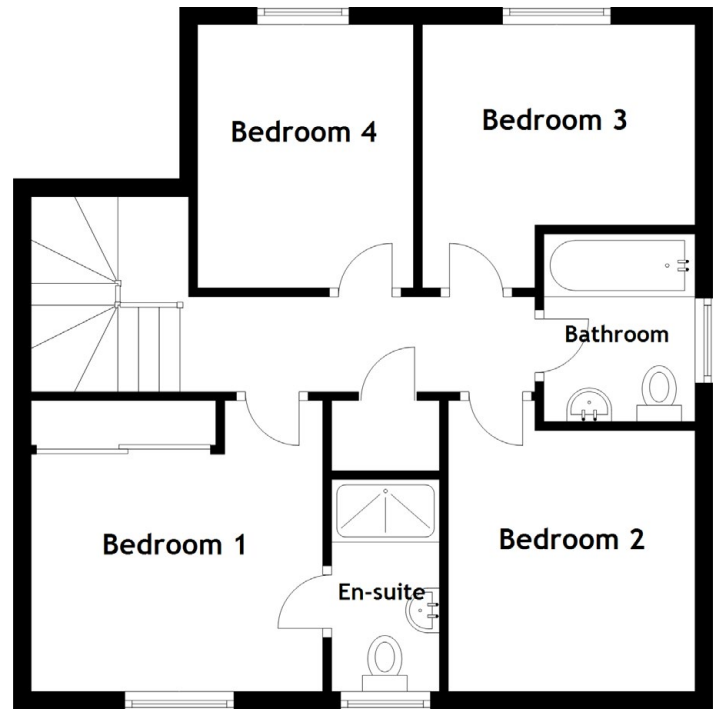
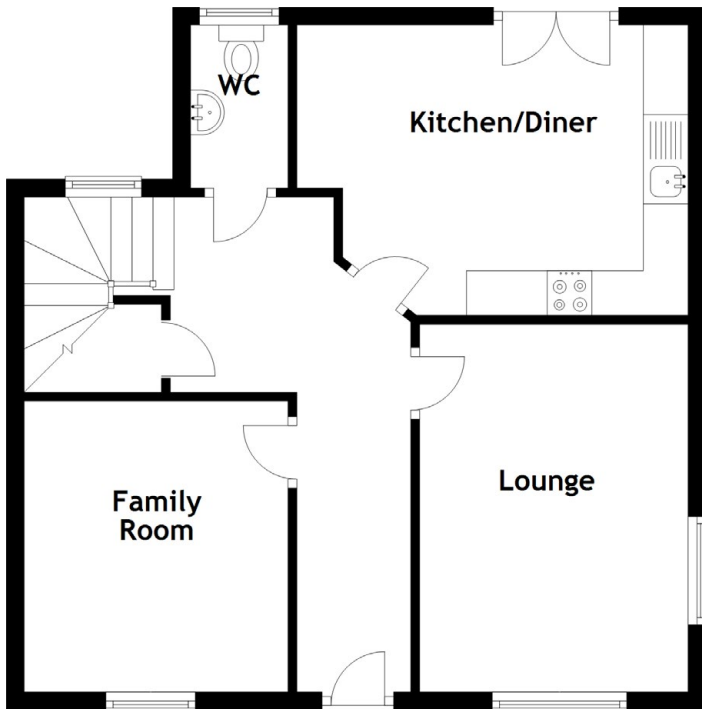


The property benefits from two and a half bathrooms, one main bathroom which is well equipped with a three-piece bathroom suite.

The master bedroom is also equipped with en-suite shower facilities and is in excellent condition having been finished to a high standard. To complete the facilities in the house is the downstairs WC.

*“...THE MASTER
BEDROOM
IS ALSO
EQUIPPED
WITH EN-
SUITE SHOWER
FACILITIES...”*





Approximate Dimensions
(Taken from the widest point)

Lounge	4.11m (13'6") x 3.00m (9'10")	Bedroom 3	3.05m (10') x 2.25m (7'4")
Kitchen/Diner	4.37m (14'4") x 3.25m (10'8")	Bedroom 4	2.95m (9'8") x 2.41m (7'11")
Family Room	3.25m (10'8") x 2.95m (9'8")	Bathroom	2.10m (6'11") x 1.69m (5'7")
WC	1.82m (6') x 1.09m (3'7")	Gross internal floor area (m ²): 106m ² EPC Rating: B	
Bedroom 1	3.26m (10'8") x 3.25m (10'8")		
En-suite	2.37m (7'9") x 1.20m (3'11")		
Bedroom 2	3.25m (10'8") x 2.76m (9'1")		



In addition, the property benefits from good storage options, private front and back gardens, off-street parking with driveway and a spacious garage with electricity.

The house is cost-efficient with a modern gas central heating system, full double glazing and further benefits excellent insulation, making for a warm yet cost-effective home year-round.

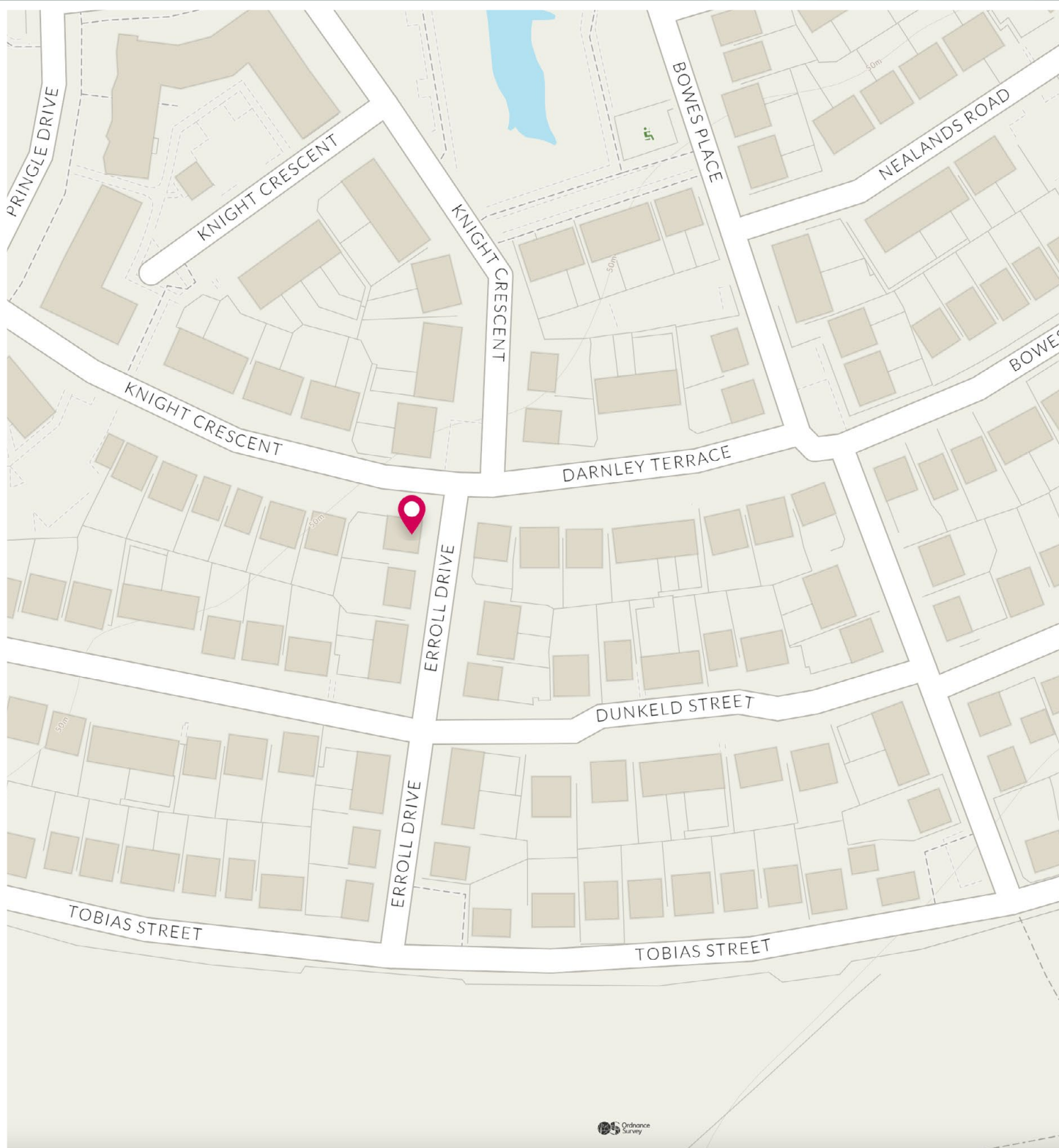


Erroll Drive lies to the southeast of Edinburgh City centre, inside the city bypass and well-placed for the Royal Infirmary.

Nearby Danderhall offers a good range of local amenities, including a supermarket, chemist and a Post Office and also has its own primary school and nursery.

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, 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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