

Flat 7, 9 Pringle Drive

EDINBURGH, EH16 4XB



*SPACIOUS TWO BED TOP FLOOR FLAT
IN THE WISP AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this spacious two-bedroom top-floor flat, situated in this modern development.

Inside, the property comprises of an open-plan, kitchen living and dining room which benefits from gas hob, Fan oven and integrated fridge freezer and washing machine as well as being flooded with natural light from the Juliet balcony. The property boasts two generous bedrooms of which bedroom two has a large walk-in wardrobe and the master bedroom has ample space for free-standing storage as well as a wardrobe. The shower room is finished to a high standard having been upgraded by the current owner. The contemporary shower room makes the most of all the space on offer.

In addition to this, the property boasts modern double glazing and gas central heating making for a warm cost-effective home, year-round. The flat benefits from being the top floor and as such has access to a large partially boarded attic making for excellent additional storage in addition to the storage in the property. There is a residents bike store and car park at the rear of the building.

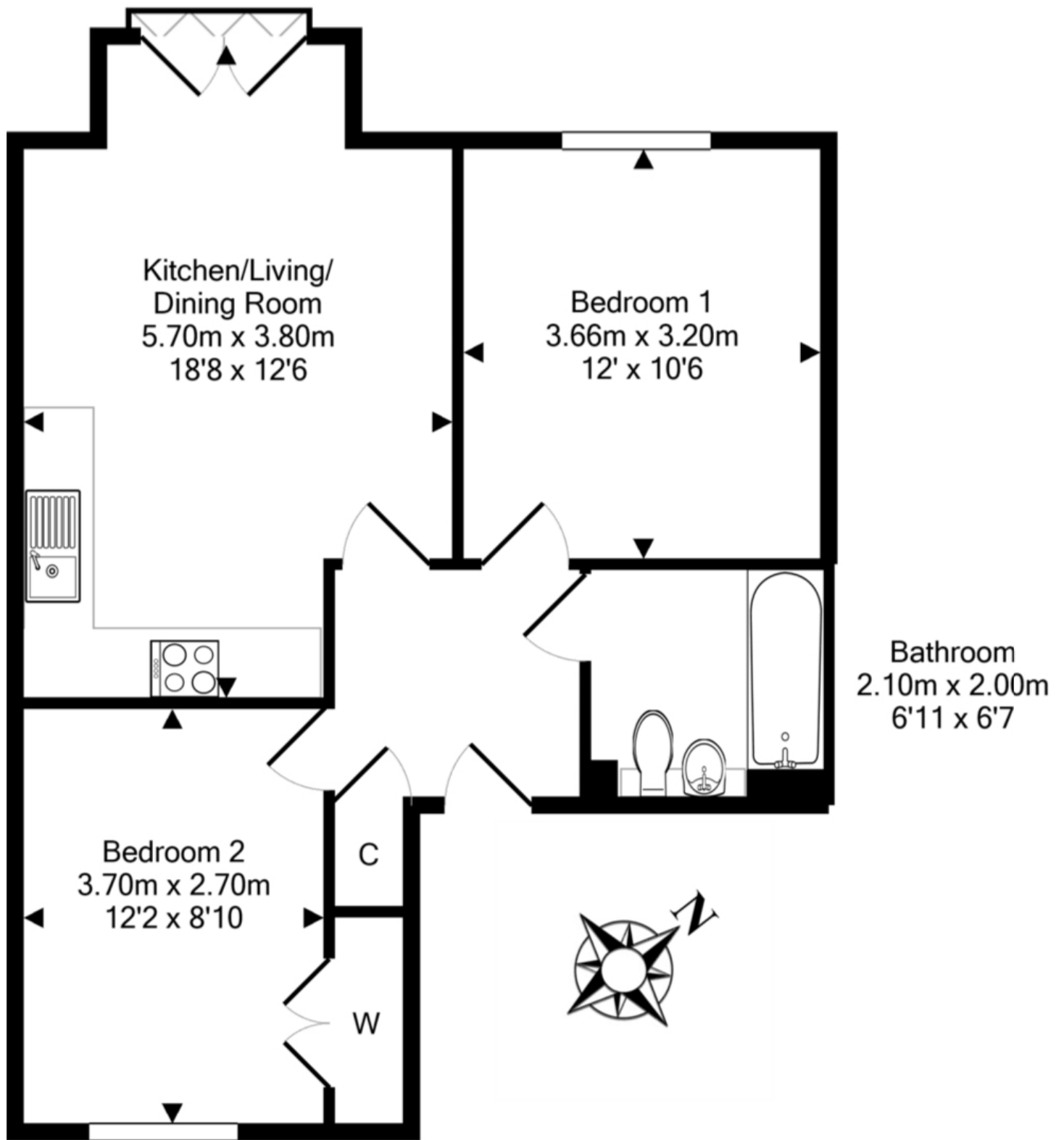




The Bedrooms







Gross internal floor area (m²): 54m²

EPC Rating: B



The Wisp area of Edinburgh, situated southeast of the city centre, offers a mix of residential properties and convenient access to amenities.

The neighbourhood primarily consists of modern housing developments, including apartments, townhouses, and family homes, providing residents with a range of housing options. While predominantly urban, the Wisp area is near green spaces such as Craigmillar Castle Park and Duddingston Golf Club, providing opportunities for outdoor activities and leisure. The area benefits from good transport connections, with major roadways like the A1 and A720 Edinburgh City Bypass facilitating travel by car. Public transportation options, including bus services, offer regular routes to the city centre and surrounding areas. Residents have access to essential amenities such as retail parks, supermarkets, and dining options nearby. Additionally, schools, healthcare facilities, and recreational amenities are within reach, catering to residents' needs.

In summary, the Wisp area of Edinburgh provides a residential environment with convenient access to amenities and transport links, suitable for individuals and families looking for a balanced urban lifestyle.

The Location

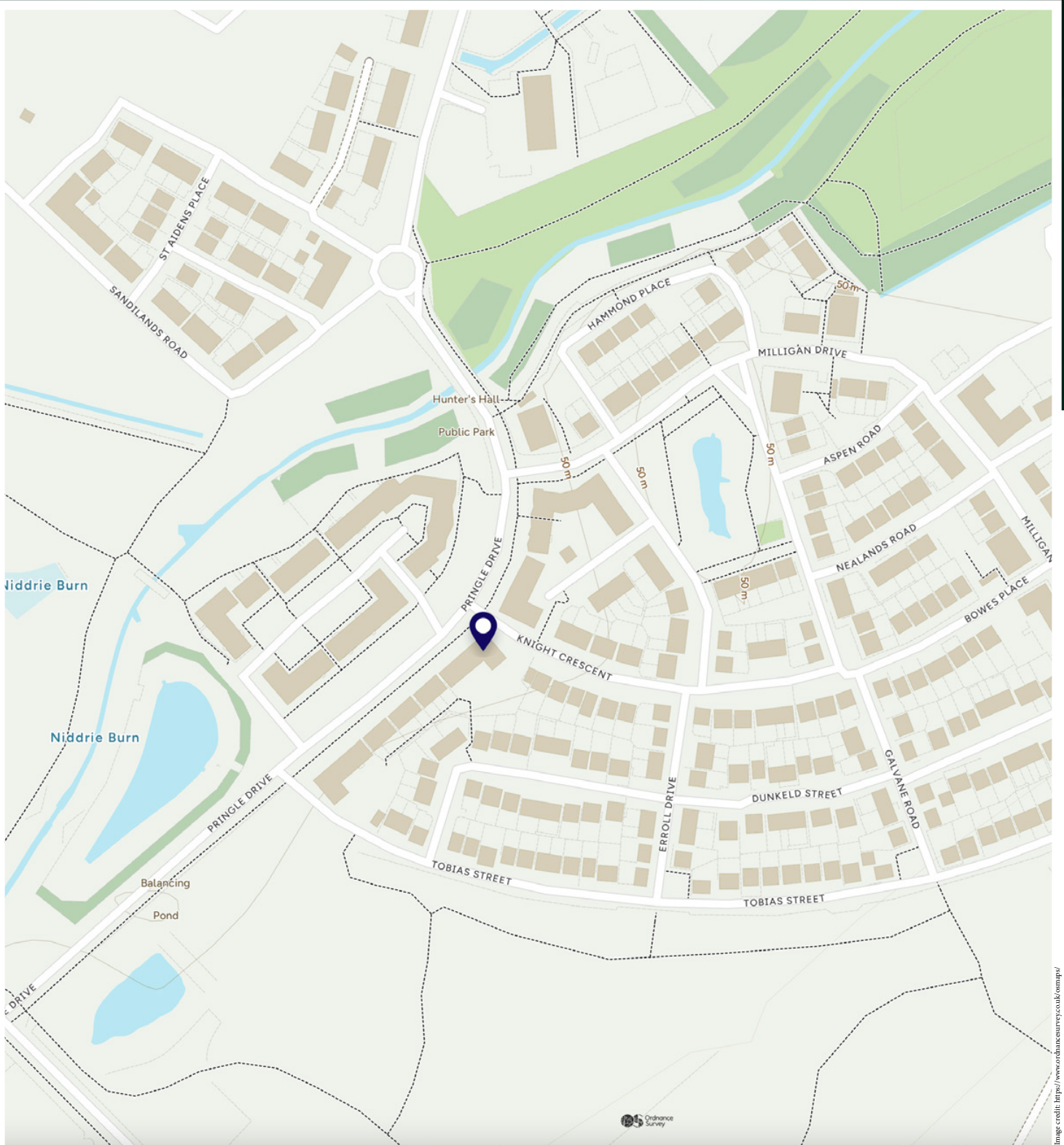


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

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THE SUNDAY TIMES
THE TIMES



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