

37 Wisp Green

THE WISP, EDINBURGH, EH15 3QY



Three-bed detached bungalow which forms part of a quiet cul-de-sac in an established residential area



0131 524 9797



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



McEwan Fraser is delighted to present this three-bed detached bungalow which forms part of a quiet cul-de-sac in an established residential area. Internally, the property is well presented and benefits from gas central heating, double glazing, a large insulated loft and a rear conservatory. Externally there is a detached single garage and private gardens front and rear.

THE LIVING ROOM



Internally, the property offers excellent entertaining space with a large living room and attached dining room. The living room enjoys excellent proportions and plenty of natural light from a large picture window. The floor space on offer can house a variety of different furniture configurations. This will give the new owner plenty of scope to create their ideal entertaining space. A door to the rear of the living room opens into a generous dining room that can easily accommodate a six-seat dining table.

THE DINING ROOM



THE KITCHEN



The kitchen is accessed from the dining room and is comprised of a good range of based and wall mounted units that provide plenty of prep and storage space for the aspiring chef. The dining room also gives access to the third bedroom, a well-proportioned single, which can be used as a home office if needed.



OFFICE/BEDROOM 3





Two well-proportioned doubles face the rear of the property. Bedroom one is the obvious master and is a particularly spacious bedroom that includes integrated wardrobes. Beyond the bedrooms is a rear-facing conservatory that opens onto the rear garden. Accommodation is completed by a shower room which is fully tiled and finished with a white suite.

BEDROOM 1



BEDROOM 2 & THE CONSERVATORY

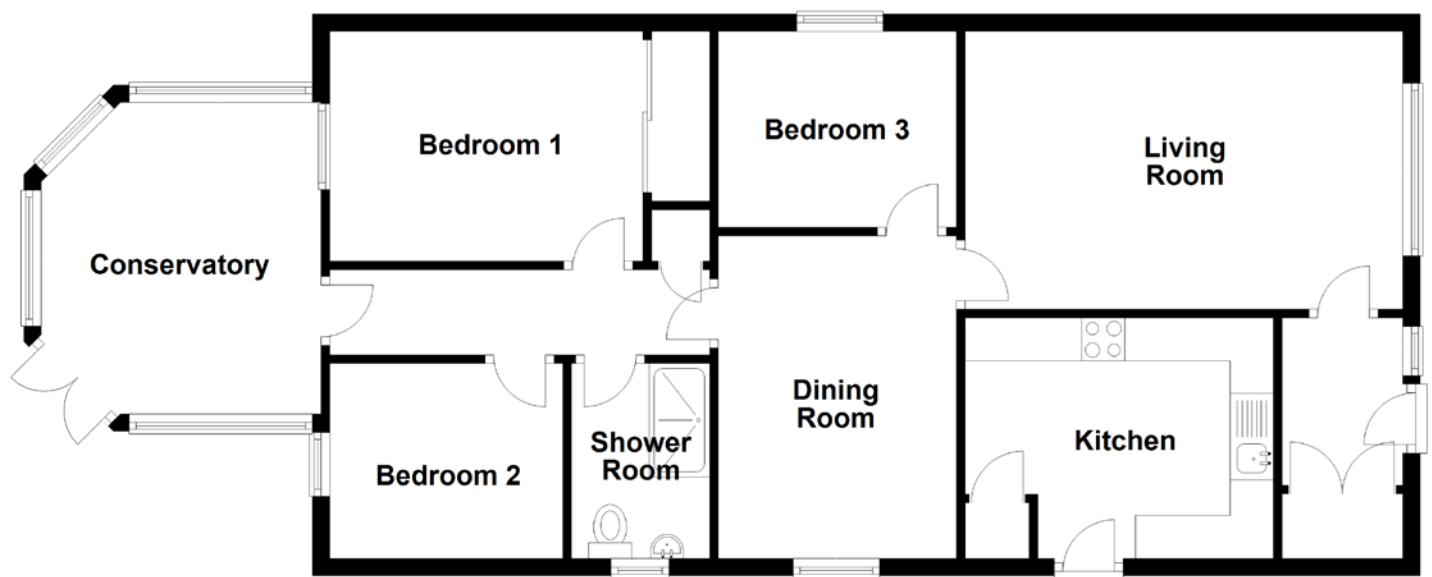


This is a spacious property with a well-balanced living space. It would be ideal for a young family or for someone looking to downsize. Viewing is highly recommended.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP

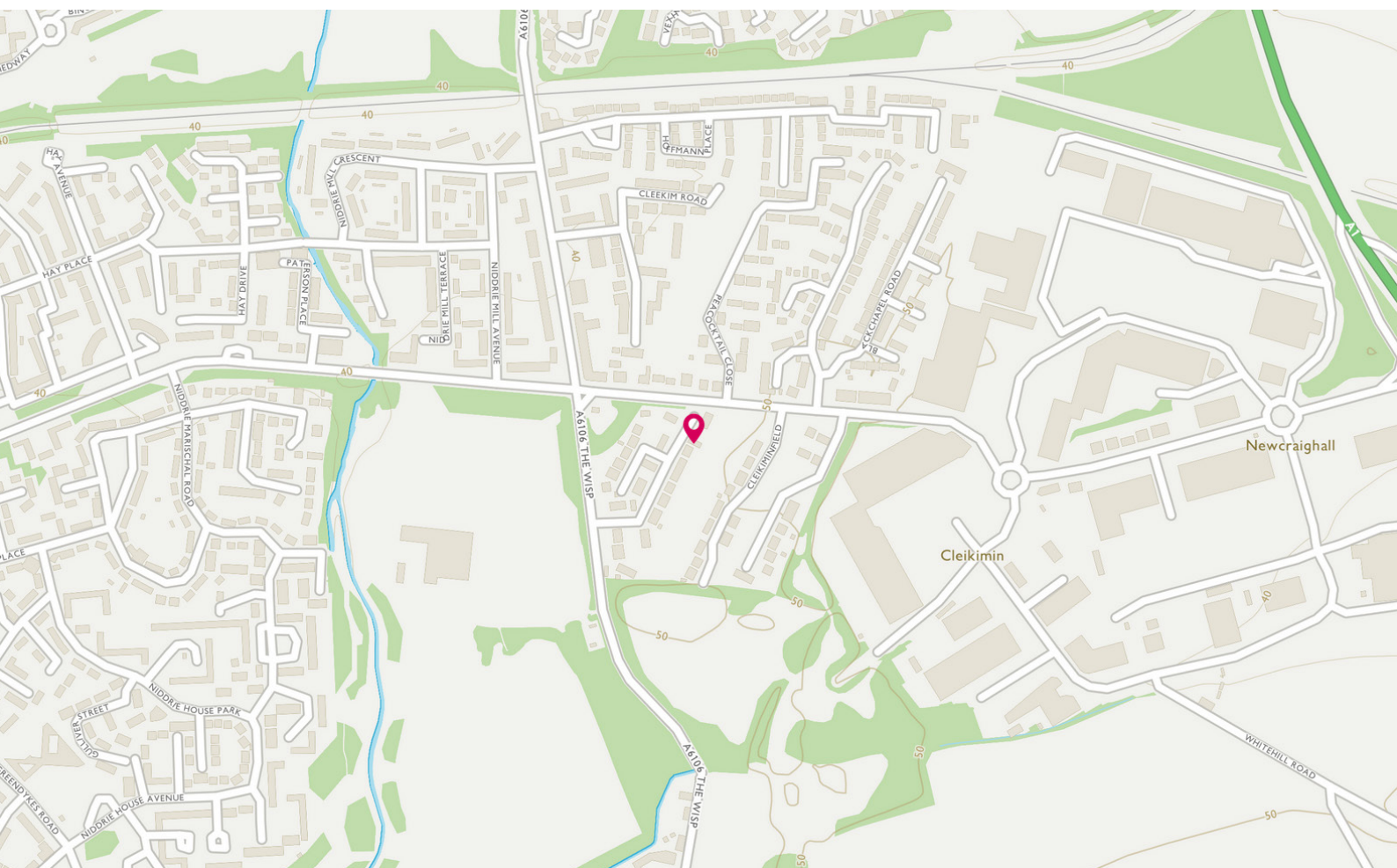


Approximate Dimensions
(Taken from the widest point)

Living Room	5.07m (16'8") x 3.22m (10'7")
Kitchen	3.47m (11'5") x 2.79m (9'2")
Dining Room	3.67m (12') x 2.76m (9'1")
Shower Room	2.26m (7'5") x 1.60m (5'3")

Bedroom 1	3.63m (11'11") x 2.66m (8'9")
Bedroom 2	2.70m (8'10") x 2.26m (7'5")
Bedroom 3	2.76m (9'1") x 2.27m (7'5")
Conservatory	3.61m (11'10") x 3.24m (10'8")

Gross internal floor area (m²): 82m²
EPC Rating: C



THE LOCATION

The Wisp, approximately 5 miles south east of Edinburgh city centre, is well placed for the many shops, stores and food outlets at Fort Kinnaird, an Asda Shopping Centre at The Jewel, as well as local shops along Niddrie Mains Road and the Cameron Toll Shopping Centre which is a short drive away.





Schools are easily accessible and Craigmillar Castle Road gives easy access to Old Dalkeith Road and the Edinburgh Royal Infirmary at Little France. Nearby, the City Bypass gives access around Edinburgh, to Queen Margaret University, the A1 and motorway connections across central Scotland. There is a Park and Ride at Newcraighall and a Railway Station on the Galashiels line giving journey times into Edinburgh Waverley of around 10-11 minutes. There is a good choice of schools within the vicinity which include Newcraighall Primary School and there is Portobello High School and Holy Rood at secondary level.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
MICHAEL MCMULLAN
Area Sales Manager



Layout graphics and design
ALLY CLARK
Designer

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.