

# 18 Hammond Place

EDINBURGH, EH16 4WN



*SPACIOUS TWO BEDROOM MID TERRACED HOUSE IN THE WISP AREA OF EDINBURGH*



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McEwan Fraser Legal is delighted to present this generously proportioned two-bedroom mid-terraced house in The Wisp area of Edinburgh.

Inside, the property comprises of a spacious living area which is spacious and flooded with natural light from the French-style doors to the rear garden.





There is a fully equipped kitchen which is fitted with integrated gas hob, fan oven, fridge freezer and dishwasher making the most of all the space on offer. The kitchen is accessed off the hallway upon entering the home.





The property has two well-proportioned double bedrooms, both accommodating double beds with ease and storage.





**Bedroom 2**

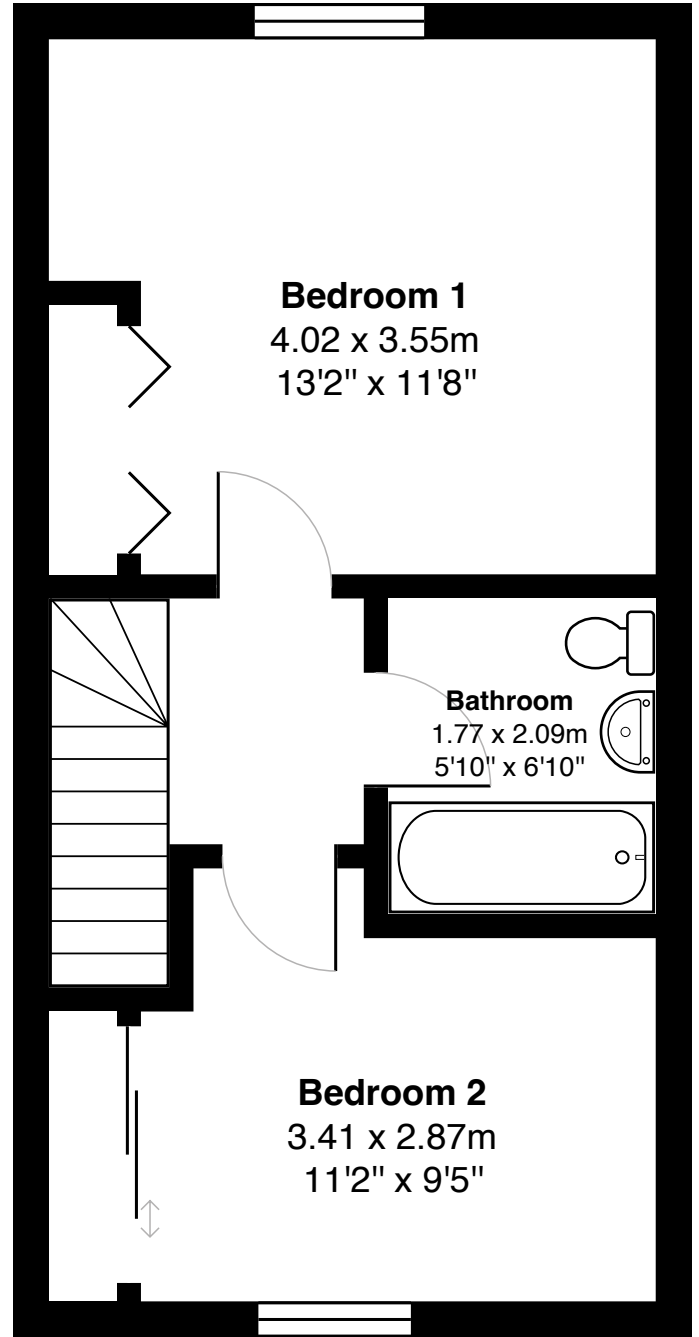
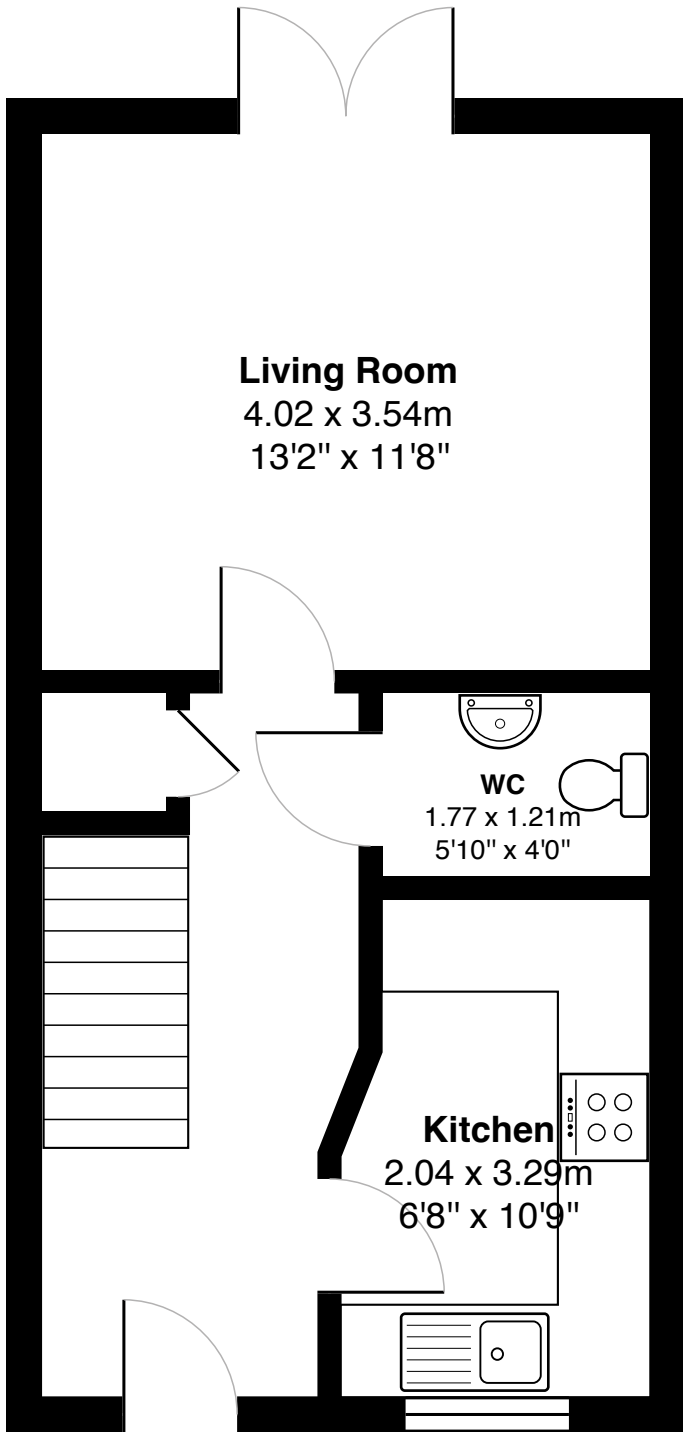




There is one main family bathroom on the first floor with a white modern three-piece suite and a downstairs WC.







Gross internal floor area (m<sup>2</sup>): 67m<sup>2</sup>

EPC Rating: B





In addition to this, the property includes residents' parking, gas combi boiler, double-glazed windows and private front and rear gardens.





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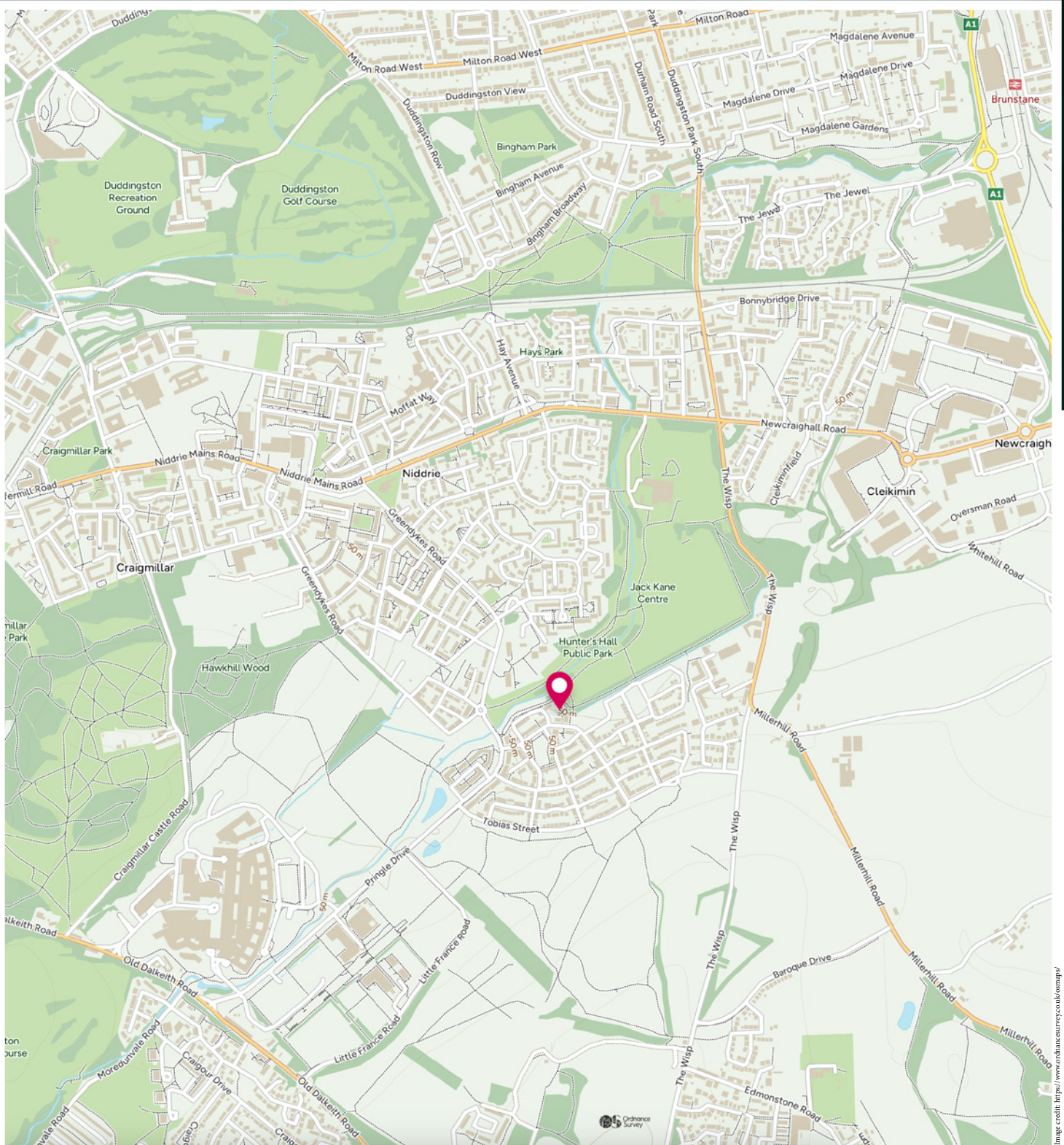
The Wisp, a thriving residential area on Edinburgh's southeast outskirts, combines suburban peace with city convenience, making it ideal for families, professionals, and first-time buyers. It offers excellent amenities, strong transport links, and easy access to green spaces. Nearby, Fort Kinnaird Retail Park provides shopping, dining, and entertainment, while local shops and healthcare facilities cater to daily needs.

The area is served by reputable schools like Castleview Primary and Liberton High School, with Edinburgh College and The University of Edinburgh nearby for further education. Commuters benefit from frequent bus services, quick access to the City Bypass (A720), and proximity to Edinburgh Waverley Station and Edinburgh Airport (25 minutes away).

Residents enjoy outdoor activities at Duddingston Loch and Holyrood Park, while healthcare is supported by The Royal Infirmary of Edinburgh. Golf enthusiasts can visit Prestonfield and Duddingston Golf Courses.

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## The Location



# McEwan Fraser Legal

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