



GILSON GRAY

LAW • PROPERTY • FINANCE

3 TOBIAS STREET

The Wisp, Edinburgh, EH16 4WG



This beautiful semi-detached house forms part of a modern development, set beside Little France Park within Edinburgh's sought-after Wisp area. The three-bedroom home provides buyers with attractive interiors (finished with a blank canvas of décor), as well as private parking for two cars and a fully-enclosed rear garden which is laid to lawn. It also benefits from a quality kitchen and three washrooms. The property will certainly be in high demand – especially amongst families seeking a picturesque and convenient location within easy reach of Edinburgh city centre, as well as close proximity to the Edinburgh Royal Infirmary. Extras: an integrated double oven and gas hob, a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale. Please note, no warranties or guarantees shall be provided in relation to any of the services, moveables, and/or appliances included in the price, as these items are to be left in a sold as seen condition.



FEATURES

- Modern semi-detached house
- Highly desirable location in The Wisp
- Light neutral interiors throughout
- Entrance hall with a modern WC
- Bright living room with storage and access:
- On-trend breakfasting kitchen
- Principal suite with built-in storage
- Two additional bedrooms
- Contemporary en-suite shower room
- Family bathroom with three-piece suite
- Well-maintained front and rear gardens
- Private driveway and integrated garage







"A MODERN THREE-BEDROOM SEMI-DETACHED HOME, ENJOYING SPACIOUS ACCOMMODATION WITH NEUTRAL DECOR"





EPC RATING:



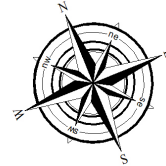
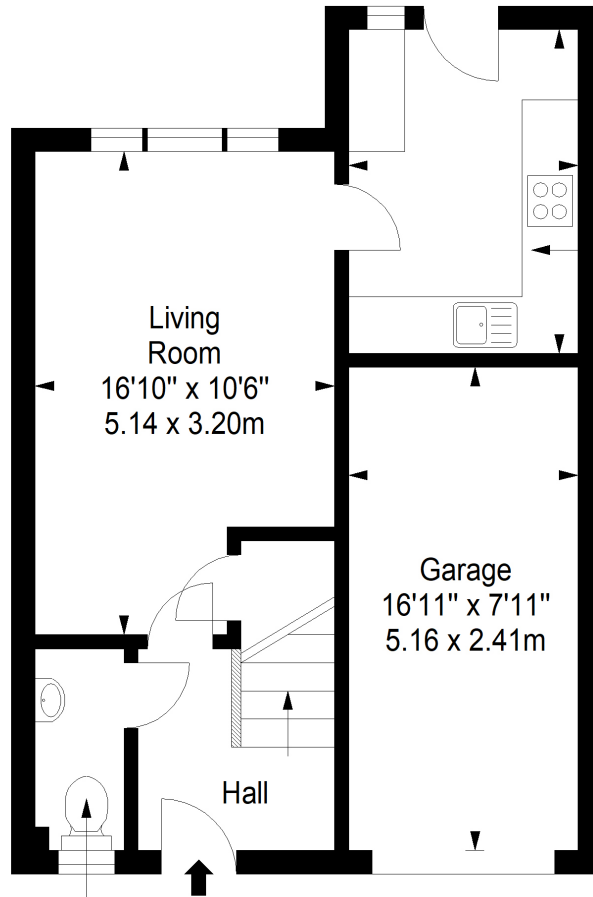
COUNCIL TAX BAND:



VIEWINGS: by appointment with Gilson Gray on 0131 516 5366

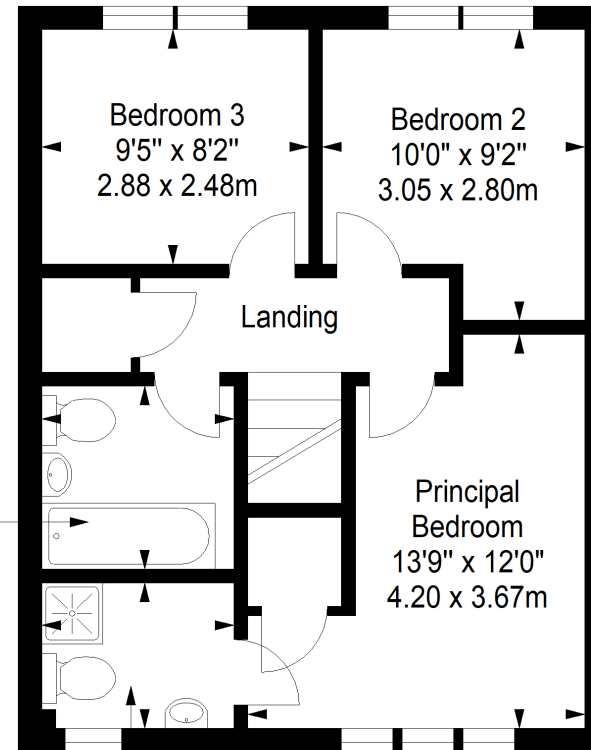
Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



First Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



WC
7'0" x 3'2"
2.14 x 0.97m

Breakfasting
Kitchen
11'3" x 8'1"
3.43 x 2.46m

Bathroom
6'7" x 6'5"
2.01 x 1.95m

En-suite
6'7" x 5'1"
2.00 x 1.56m

Total area: approx. 89.6 sq. metres (964.5 sq. feet)



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