

24 Lingerwood Lane, The Wisp, Edinburgh, EH16 4WW



Description

Most impressive terraced villa of immense appeal, enjoying an enviable setting within a sought-after modern development within an extremely convenient location, close to the Royal Infirmary and excellent transport links. This lovely home has been finished off to a good standard and offers comfortable and light filled accommodation with modern comforts throughout and comes with the added attraction of an enclosed rear garden offering a degree of privacy and security.

- Living room
- Well-appointed kitchen with door to rear garden and adjoining WC compartment
- Two double bedrooms
- Bathroom comprising a three-piece white suite with shower over the bath
- Partially floored loft space
- Gas central heating and double glazing
- Enclosed rear garden laid with artificial grass
- On-street residents parking

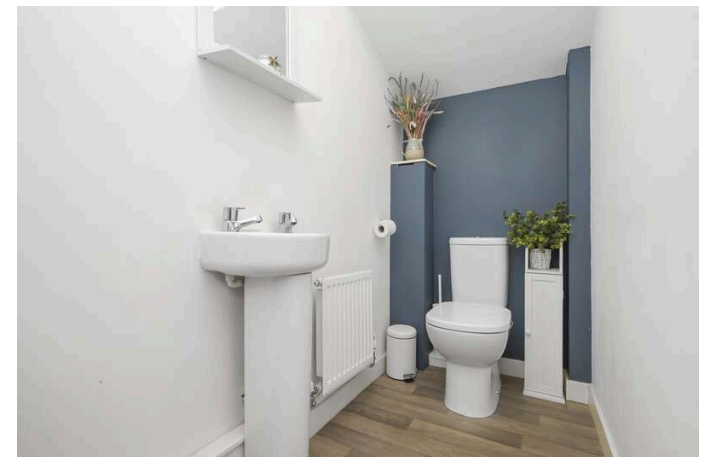
Extras

The fitted carpets, blinds, curtains, oven, hob, cooker hood, and garden shed are included.

EPC Rating: B

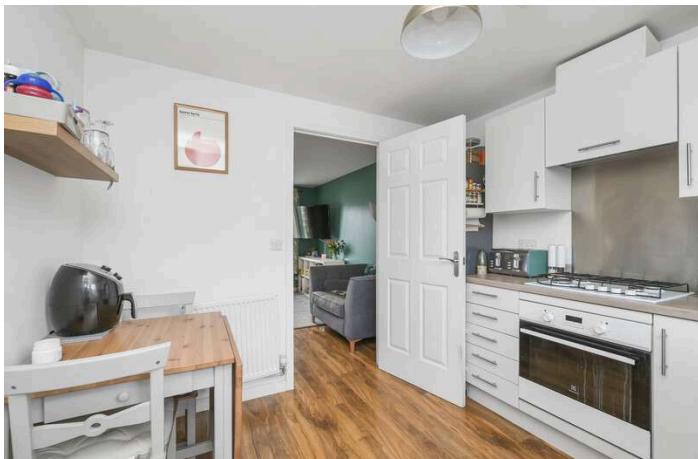
Price and Viewing

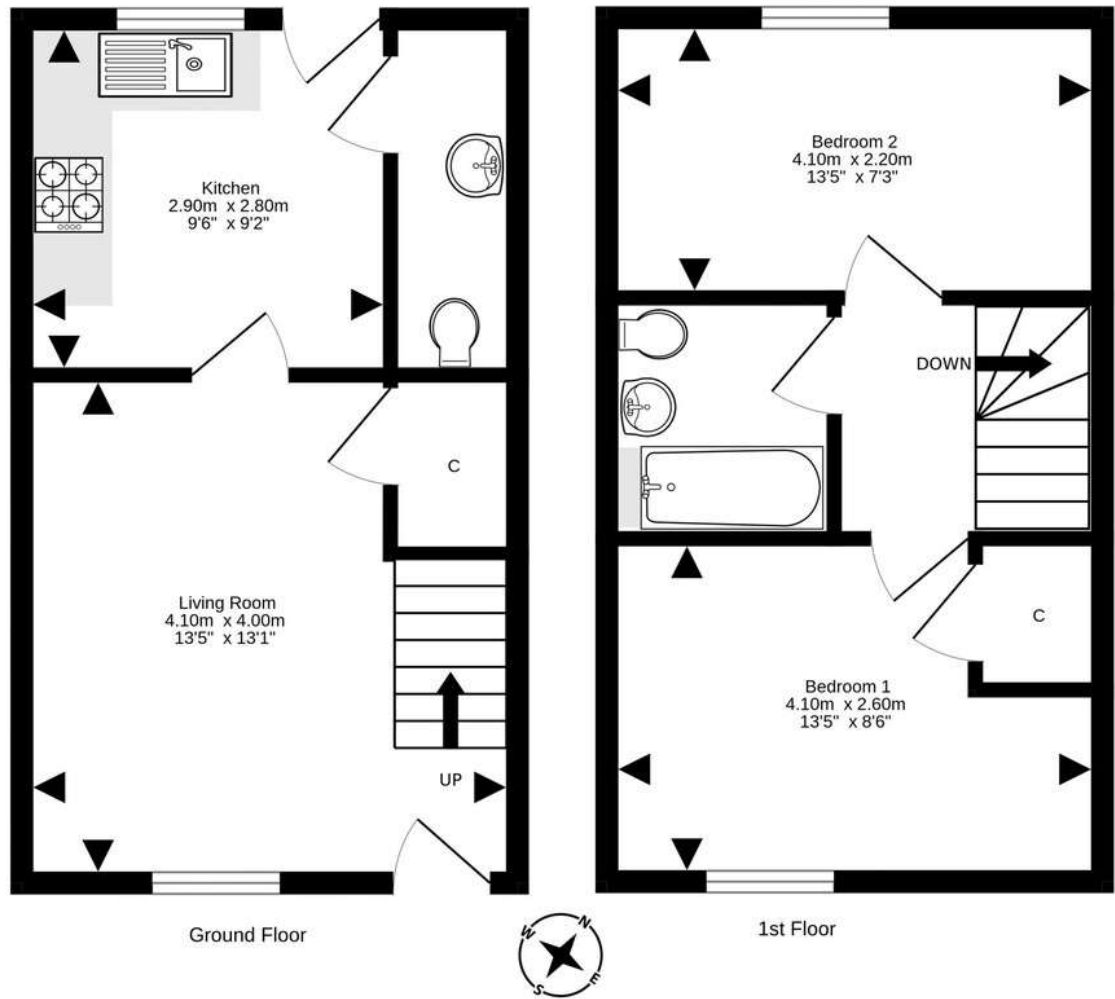
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Location

Set some five miles southeast of the city centre, The Wisp promises a fantastic setting for young families and professionals keen to escape the hustle and bustle of the capital, without leaving the city limits. The Wisp is also the perfect location for medical and research professionals working at Edinburgh Royal Infirmary and within Edinburgh Bio Quarter, or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from an ASDA superstore, so have no shortage of retail and leisure facilities at their disposal. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The property falls within the catchment area for Castlevie Primary School and Castlebrae High School. The Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington. Newcraighall station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
Made with Metropix ©2024



**Connor
Malcolm**

1 Inverleith Terrace
Edinburgh
EH3 5NS
T: 0131 557 3188
F: 0131 557 6561
www.connormalcolm.com

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

