



11 Hewson Way  
The Wisp, Edinburgh  
EH16 4WF



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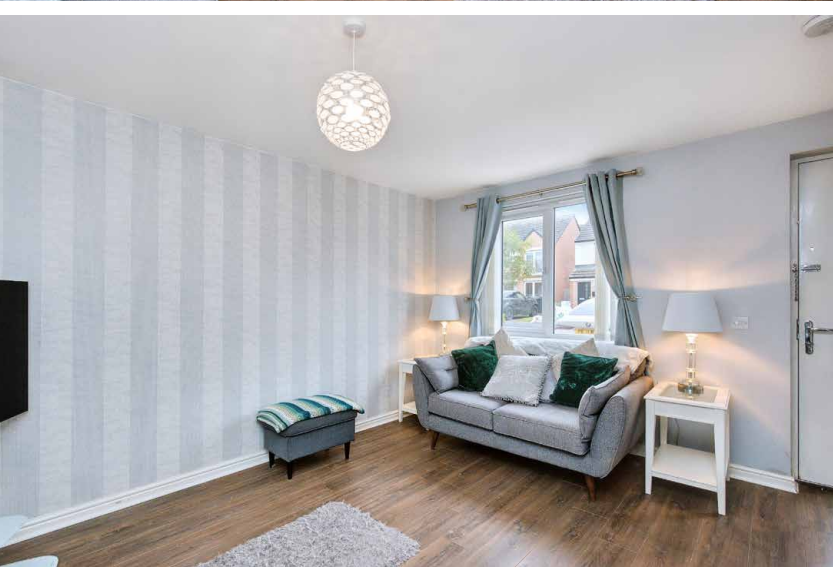
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more information:

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[property@watermans.co.uk](mailto:property@watermans.co.uk)



# Mid-terraced house

## *in The Wisp*

Offering an ideally proportioned home for first-time buyers, professionals, couples, young families, and rental investors alike, this mid-terraced house forms part of a popular development in The Wisp. The home accommodates two bedrooms, a spacious reception room, a dining kitchen, and a bathroom (plus a separate WC), as well as a garden and access to ample unrestricted parking.

The front door opens into the living room, where the home's immaculate, stylish interiors are introduced, with neutral décor, an elegant accent wall, and wood-styled flooring. Here, a south-facing window floods the space with sunny natural light throughout the day. The living room is also accompanied by built-in storage and is conveniently connected to the kitchen.

## Features

- Immaculate, modern interiors
- South-facing living room with built-in storage
- Well-appointed dining kitchen
- Two double bedrooms
- Bright bathroom with shower-over-bath
- Appreciable rear garden
- Allocated parking space
- Gas central heating and double glazing



The kitchen accommodates space for a small dining area, perfect for sit-down meals and entertaining, and it is well-appointed with contemporary, gloss-white wall and base cabinets, a wood-styled worktop, and integrated appliances comprising an oven, hob, and extractor fan. A freestanding fridge/freezer and an undercounter washing machine are also included in the sale, and the kitchen is completed by a WC and garden access.

On the first floor, a landing leads to two double bedrooms and a bathroom. The sleeping areas are neutrally decorated and carpeted for comfort, and one enjoys a south-facing aspect.





“The sleeping areas are neutrally decorated and carpeted for comfort”









Finally, the bathroom comprises a bath with an overhead shower, a pedestal basin, a WC, and a mirrored, wall-mounted vanity cabinet. Gas central heating and double glazing ensure year-round comfort and efficiency.



# Appreciable rear garden

*with paved seating area*

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Externally, the home is accompanied by an appreciable rear garden featuring a lawn, a paved area for outdoor seating, and gated access to the rear. The house also has an allocated parking space.





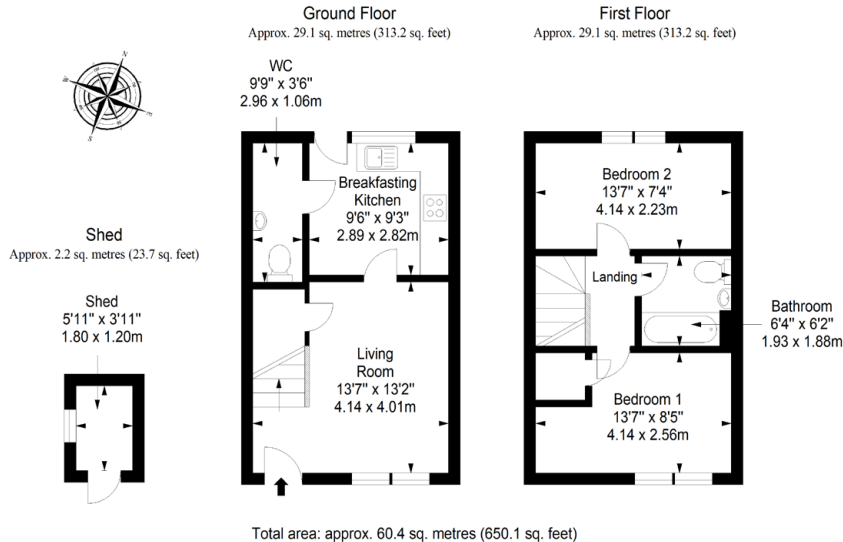


## The Wisp *Edinburgh*

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 BioQuarter, or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from a large supermarket, 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 well-regarded primary and secondary schools. The Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington – perfect for those looking to explore the surrounding countryside and idyllic coastline, including Portobello Beach. 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.



# Floorplan



## Price & Viewings

Please refer to our website  
[www.watermans.co.uk](http://www.watermans.co.uk)

### Edinburgh

5-10 Dock Place, Leith, EH6 6LU  
0131 555 7055  
[property@watermans.co.uk](mailto:property@watermans.co.uk)

### Glasgow

193 Bath Street, Glasgow, G2 4HU  
0141 483 8325  
[westcoast@watermans.co.uk](mailto:westcoast@watermans.co.uk)

EPC Rating - C | Council tax band - C | Home report Value - £210,000

Extras: All fitted floor coverings, window coverings, light fittings, integrated kitchen appliances, fridge/freezer, and washing machine will be included in the sale. The wardrobes can also be included if desired.

ēspc rightmove  Zoopla.co.uk

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