










Offers Over
£220,000

4 Hammond Place

The Wisp | Edinburgh | EH16 4WN

Neilsons are delighted to offer to market this lovely two bedroom semi-detached villa forming part of an established modern development within the popular area of The Wisp. Close to superb amenities and commuting links, the property will undoubtedly appeal to first time buyers, growing families and professionals. Viewing suggested.

-  2 bedrooms
-  1 living room
-  1 bathroom
1 downstairs WC
-  Private front and rear gardens
-  On-street free parking
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property is presented in true move-in condition while briefly comprising of; inviting entrance hallway with a useful understairs storage cupboard, bright and airy lounge/diner with French doors leading to the garden, modern fully-fitted kitchen with a range of integrated white goods, partially-tiled W/C, landing with Ramsay ladder access to the floored attic, first generous double bedroom with fitted wardrobes with sliding mirrored doors, second sizeable double bedroom with fitted wardrobes and lovely views of Arthur's Seat and Craigmillar Castle, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven, extractor hood, fridge-freezer, washing machine and dishwasher, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

A small private garden can be found to the front of the property while the lovely private rear garden is well looked after and made up of a low maintenance artificial lawn and patio area allowing for garden furniture. For the car owner, there is unrestricted on-street free parking to accommodate both residents and visitors alike.

Viewing

By appointment through Neilsons 0131 625 2222.





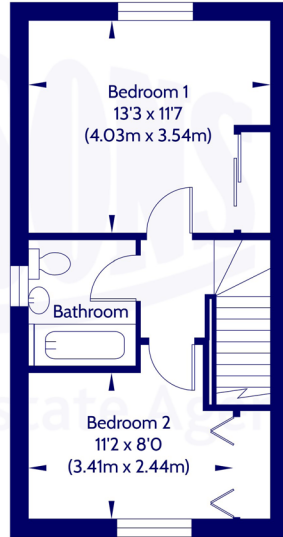
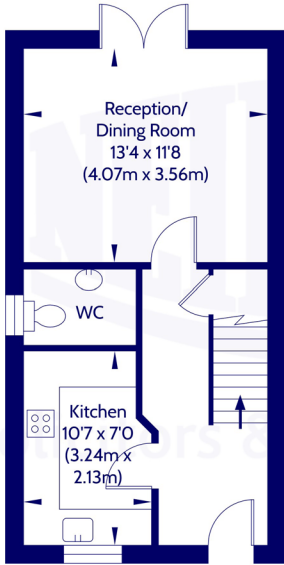
Location

The Wisp is a popular residential area to the South East of the City Centre well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, state of the art gym and fine selection of restaurants are moments away and the area is well situated for access to Craigmillar Castle, Portobello for pleasant strolls along the beach and there are sprawling green spaces for charming walks at Arthur's Seat and the surrounding local parks. The Wisp is conveniently located close to the Edinburgh Royal Infirmary and Queen Margaret University whilst there are first rate bus routes on your doorstep and quick access by car to East Lothian, Midlothian, the City Bypass and Edinburgh International Airport.





Approx. Gross Internal Floor Area 67.08 Sq M / 722 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

- [1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.
- [2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.
- [3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.
- [4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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