



The Wisp

40 Wisp Green
EH15 3QY



Semi-Detached House

OFFERS OVER £225,000

- Entrance vestibule
- Living room
- Dining kitchen
- 3 bedrooms
- Shower room
- Private front & rear gardens
- Double glazing
- Gas central heating
- Unrestricted on street parking
- Attic/ storage
- Ideal family home
- Private driveway

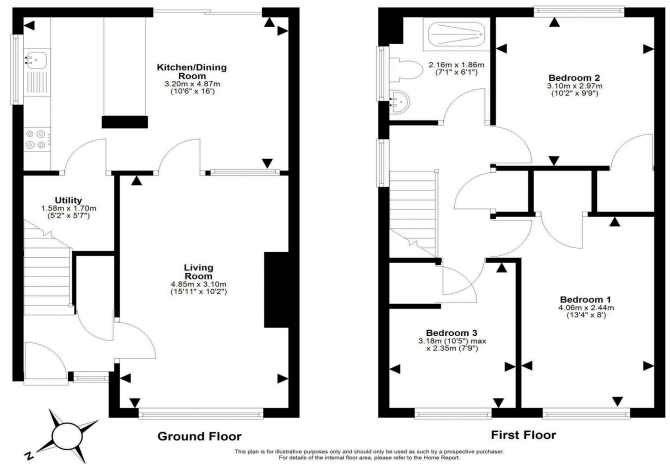


Viewing - by appointment call
Beveridge & Kellas on 0131 554 6321









This 3 bedroomed semi-detached home is located in the popular Wisp district. The location of the property provides quick and easy access to local shopping facilities including Fort Kinnaird Retail Park which also offers a choice of restaurants and a multi-screen cinema. Quick and easy access is also available to the City Bypass and motorway links and Edinburgh International Airport.

The house opens to a welcoming entrance hall which has stairs to the upper level, a deep storage cupboard, and the living room off. The living room is front facing and enjoys plentiful natural light, a gas fire, and the kitchen off. To the rear is the dining kitchen which features base units, built in pantry cupboard, integrated oven and gas hob, ample room for dining furniture and gives access to the rear garden through sliding glass doors.

Upstairs the landing gives access to the rest of the accommodation and the hatch to the attic space. To the front is a double bedroom with a built-in wardrobe. There are two additional bedrooms, one situated to the front and another to the rear, both of which feature built in cupboards. Completing the accommodation is the rear facing shower room with shower unit, WC, and a wash hand basin.

Additional benefits include private front and rear gardens, gas central heating, double glazing, attic, private driveway, and unrestricted on street parking.

*****Note - Please note that there is no key for the back sliding doors*****

EXTRAS

To include the aforementioned white goods along with any carpets, blinds/curtains, light fittings (no warranties to be given).

OFFERS

Offers are invited to be submitted to Messrs. Beveridge & Kellas, 52 Leith Walk, Edinburgh, EH6 5HW, Tel: 0131 554 6321, Fax: 0131 553 5319, DX 550850 Leith.

We have not tested the appliances, central heating or services. Prospective purchasers are advised to make their own inquiries and investigations prior to submitting an offer to purchase.

None of the statements contained in these particulars are to be relied upon as statements of fact nor do they form part of any contract.



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