



11/2 Pringle Drive
THE WISP | EDINBURGH | EH16 4XB


warners
solicitors & estate agents



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Most appealing, ready to move into 2 bed ground floor apartment, part of a sought after development with residents' parking, superbly situated for easy access to Fort Kinnaird, the Royal Infirmary, Shawfair Railway Station and the A1/City Bypass.

First time buyers, couples of any age and investment purchasers are likely to be interested in this well presented flat, nicely finished off with stylish fittings and boasting all modern comforts. The accommodation includes a bright west facing living room, fitted kitchen with ample free floor space for a breakfasting table, two double sized bedrooms, one with the benefit of a mirrored wardrobe, and bathroom fitted out with a white suite, mixer shower and neutral tone tiled surrounds. There are two storage cupboards lying off the entrance hallway. Access into the communal stairway is by way of a security entryphone system and a car park for use by the residents is situated to the rear of the block.

- Living room
- Attractive fitted breakfasting kitchen
- Two double bedrooms, one with mirrored wardrobe
- Bathroom with mixer shower
- Hall with two storage cupboards
- Gas central heating
- Double glazing
- Security entryphone system
- Landscaped communal grounds
- Residents' car park to rear
- bike storage building in the car park

This property benefits from a factor. Factor fees are understood to be approximately £124 per quarter.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

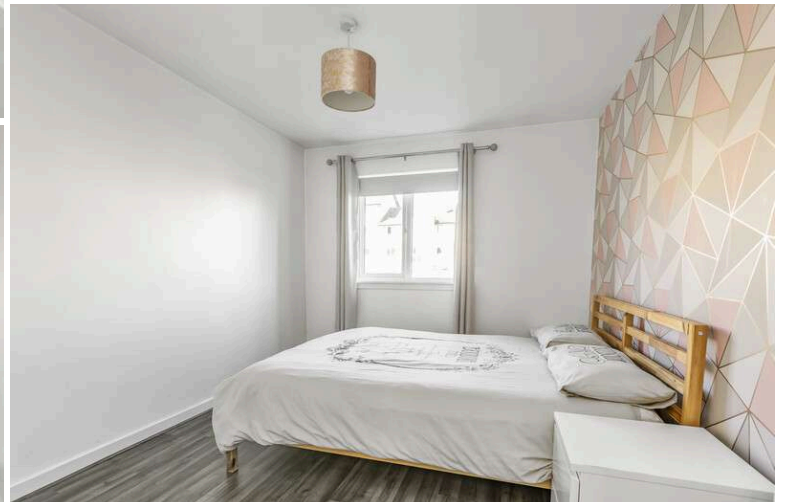
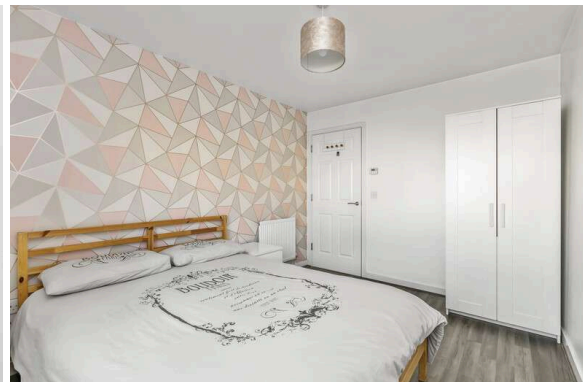


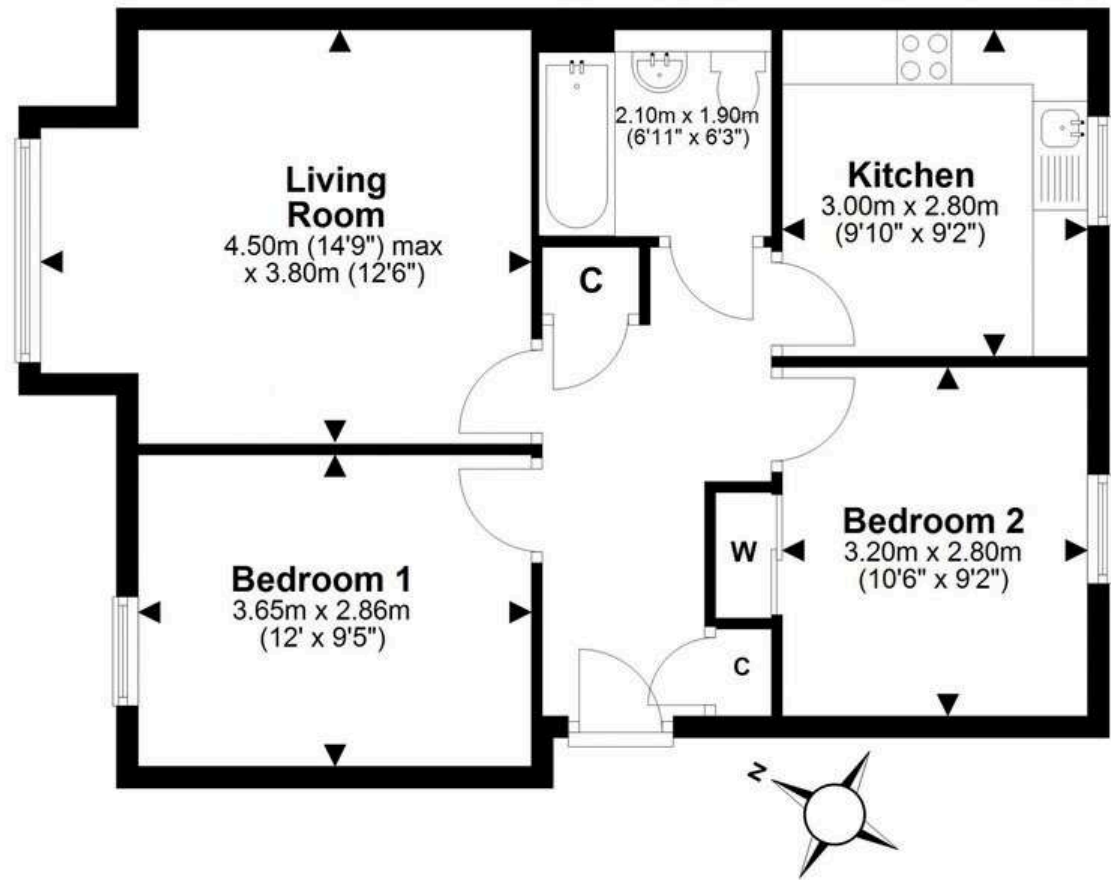
All integrated kitchen appliances, blinds and shoe storage unit in hallway

EPC Rating B

Factoring fee was £124 for the latest quarter but can vary

The Wisp is a popular area located approximately five miles south of Edinburgh's City Centre. A wealth of amenities can be found at nearby Fort Kinnaird and a little further afield in the town of Dalkeith and at Straiton Retail Park. Dalkeith Country Park and a choice of golf courses are within easy reach. The Wisp is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.





For details of the total internal floor area, please refer to the Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.