



21 Pringle Drive
THE WISP | EDINBURGH | EH16 4XB



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Warners are delighted to present to the market this beautifully presented, modern mid-terraced home, quietly nestled within a sought-after residential development in The Wisp - a serene location on the picturesque rural fringes of Edinburgh. Offering the perfect balance of countryside tranquillity and city convenience, this property is ideally suited to families, first-time buyers, or anyone looking to enjoy spacious, contemporary living.

Thoughtfully designed across two levels, the home boasts a well-proportioned principal bedroom complete with integrated storage and a private en-suite shower room, providing a peaceful retreat. Two additional bedrooms offer flexible accommodation, ideal for children, guests, or a home office. A stylish family bathroom serves the upper floor, while a convenient ground floor WC adds everyday practicality.

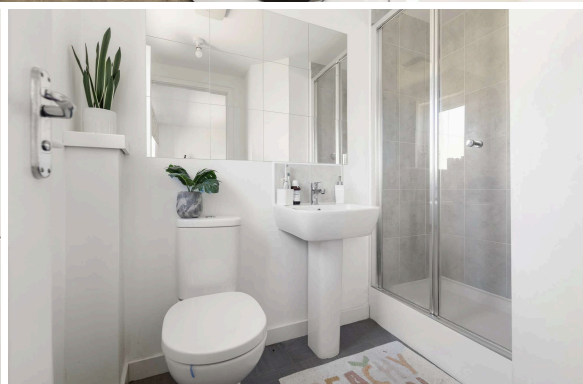
The welcoming living room creates a relaxing space for everyday enjoyment and seamlessly flows into a bright and spacious dining kitchen - the true heart of the home. Here, you'll find modern units, generous workspace, and room for family meals or entertaining, all with direct access to the south-facing rear garden. Bathed in sunlight throughout the day, the garden is fully enclosed with secure fencing, making it a safe and low-maintenance area for children and pets to enjoy.

Further benefits include ample unrestricted on-street parking in the immediate vicinity, providing convenience for both residents and visitors.

This fantastic property offers modern comfort in a peaceful setting, while being just a short drive from a range of local amenities, schools, and excellent transport links into Edinburgh city centre and beyond.

- Quiet location on Edinburgh's rural fringe
- Modern 3-bed mid-terrace
- Principal bedroom with en-suite
- Bright dining kitchen to south-facing garden
- Secure, low-maintenance outdoor space
- Ample free on-street parking

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

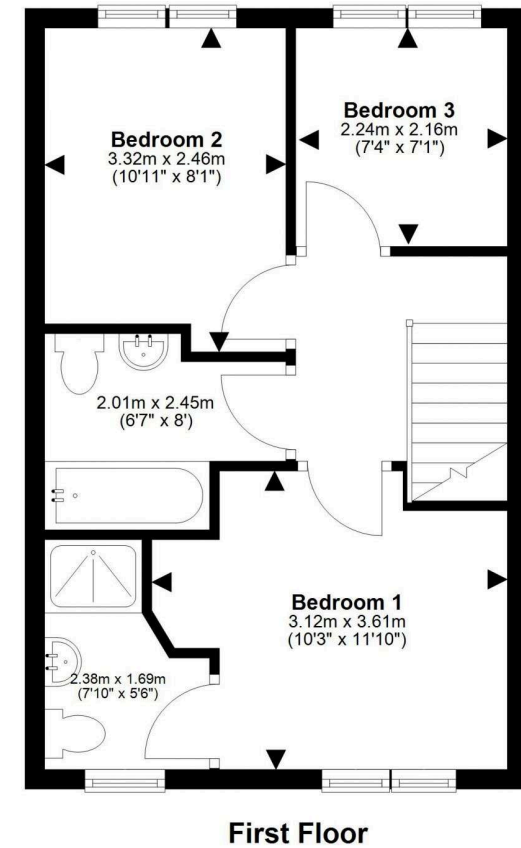
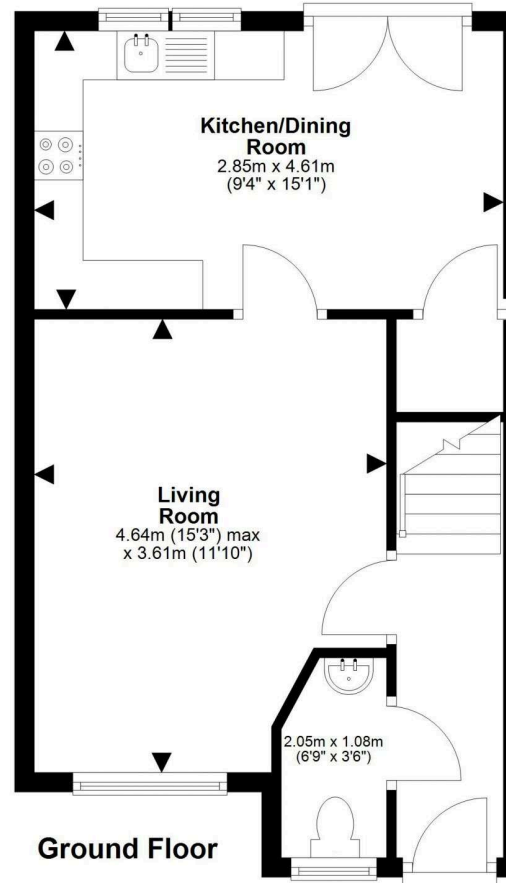


Extras: The integrated fridge, dishwasher and stove/oven, desk in bedroom 2, all tv brackets, bin shed and garden shed will be included.

Energy Rating B, Council tax Band D.

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.





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