



9 (flat 4) Pringle Drive
THE WISP | EDINBURGH | EH16 4XB

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Well-presented two-bedroom first floor apartment located in a new development next to the Edinburgh Royal Infirmary that boasts light and spacious accommodation with lots of stylish finishing touches. This most appealing property would be ideal as a comfortable private home or investment purchase. Light floods into the kitchen/living room through the Juliet balcony and creates a perfect space for relaxation, dining or entertaining. A good range of units are fitted within the kitchen creating ample storage space. The kitchen currently comprises a fridge/freezer, gas hob, oven and fan, wine rack, washing machine and dining area. There are two well-proportioned bedrooms, one with built in storage and completing the accommodation is the bathroom with shower over the bath and a heated towel rail. The property also benefits from a bike store, a shared garden and residents parking.

- Open plan kitchen/living with Juliet balcony
- Fully fitted kitchen
- Two well-proportioned bedrooms
- Bathroom
- Gas central heating and double glazing
- Landscaped communal grounds
- Residents' permit parking
- Bike store

Council Tax band B. Energy rating B

Included in the sale will be the: fridge/freezer; microwave; washing machine; oven; curtains; blackout blinds in bedroom 1; curtains in bedroom 2; wardrobe in bedroom 2; double bed in bedroom 2; desk in bedroom 2; bathroom cabinets.

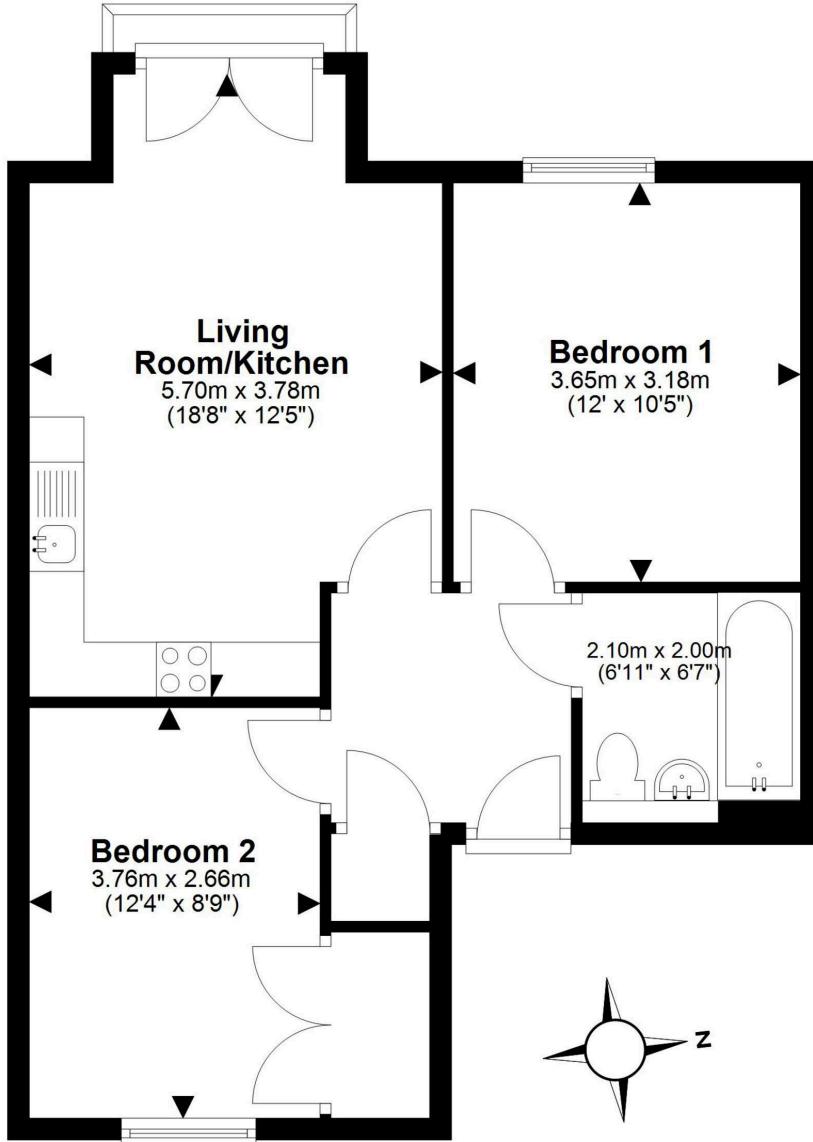
Please note that the light fittings in the dining area and kitchen will be replaced prior to sale.

Factor fee of approximately £150 per quarter which includes buildings insurance.

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



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.