



Offers Over
£145,000

27 Wisp Green

The Wisp | Edinburgh | EH15 3QX

Charming one-bedroom quarter villa pleasantly positioned within a quiet residential development just off The Wisp. Within easy walking distance of Fort Kinnaird and close to excellent commuting links, the property offers an ideal opportunity for first-time buyers and buy-to-let investors alike.

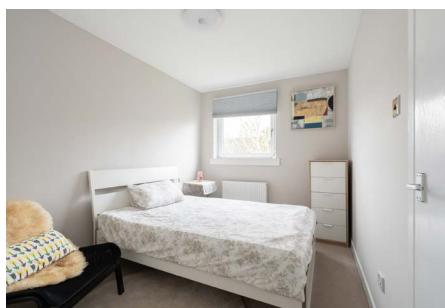
- 1 bedroom
- 1 public room
- 1 bathroom
- Private garden
- Allocated parking
- EPC Band - C
- Council Tax Band - B



Description

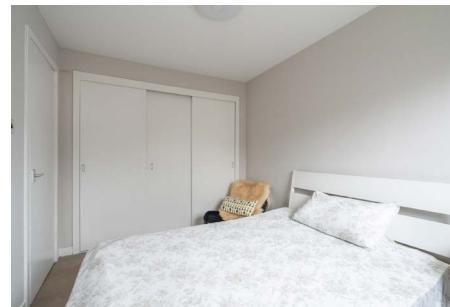
The entrance porch leads into the bright and airy lounge diner, which offers ample space for both lounge furniture and a small dining table and chairs. An open spiral staircase adds character while maximising floor space and enhancing the open-plan feel. The well-finished kitchen is fitted with a range of freestanding white goods and enjoys a pleasant leafy outlook, creating a practical space for everyday use. On the first floor, the landing provides access to attic storage and a handy built-in cupboard. The bedroom is a comfortable double featuring wall-to-wall fitted wardrobes with sliding doors, offering excellent storage. The bathroom is partially tiled and fitted with a three-piece suite including a shower over bath.

Further benefits include gas central heating and double glazing throughout.



Gardens & Parking

Externally, the property benefits from an allocated parking space and a large side garden offering excellent outdoor space with potential for further extension, subject to the usual planning consents.



Extras

Selected fixtures and fittings, including; freestanding cooker, fridge-freezer, and washing machine, light fittings and fitted floor coverings.

Viewing

By appointment through Neilsons 0131 625 2222.





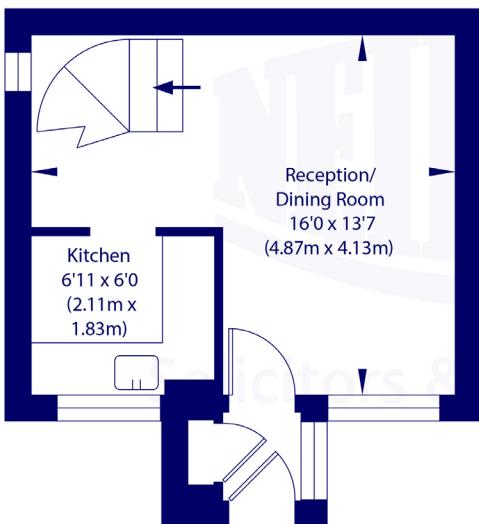
Location

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 42 Sq M / 449 Sq Ft.

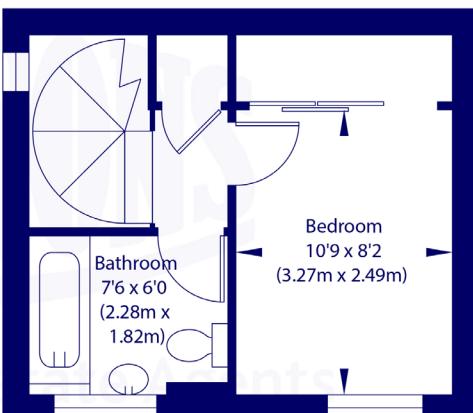
Ground Floor



Reception/
Dining Room
16'0 x 13'7
(4.87m x 4.13m)

Kitchen
6'11 x 6'0
(2.11m x
1.83m)

1st Floor



Bedroom
10'9 x 8'2
(3.27m x 2.49m)

Bathroom
7'6 x 6'0
(2.28m x
1.82m)

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.



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floor plan and further information.



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