





STURROCK ARMSTRONG & THOMSON
SOLICITORS & ESTATE AGENTS



2 Wilkinson Lane
Edinburgh, EH17 8RS

Beautifully presented four-bedroom detached family home
Spacious and flexible accommodation in true turn-key condition
Driveway and double garage
Close proximity to local amenities
EPC: B
Council tax band: G

Beautifully presented four-bedroom detached family home with private front and rear gardens, driveway and double garage, located in the highly sought-after Frogston area of south Edinburgh. Ideally positioned close to excellent local amenities, including Straiton Retail Park, park and ride facilities and superb public transport links, this turn-key property offers spacious and flexible accommodation perfectly suited to modern family living.

The accommodation comprises a welcoming entrance foyer with WC and home office, leading through to a bright and spacious separate living room. To the rear, the impressive kitchen and family area provide an excellent space for everyday living and entertaining. A formal dining room and separate utility/laundry room complete the ground floor.

Upstairs, the generous primary bedroom benefits from a walk-through wardrobe area and en suite shower room. There are three further well-proportioned bedrooms, one of which also enjoys an en suite, together with a contemporary family bathroom.

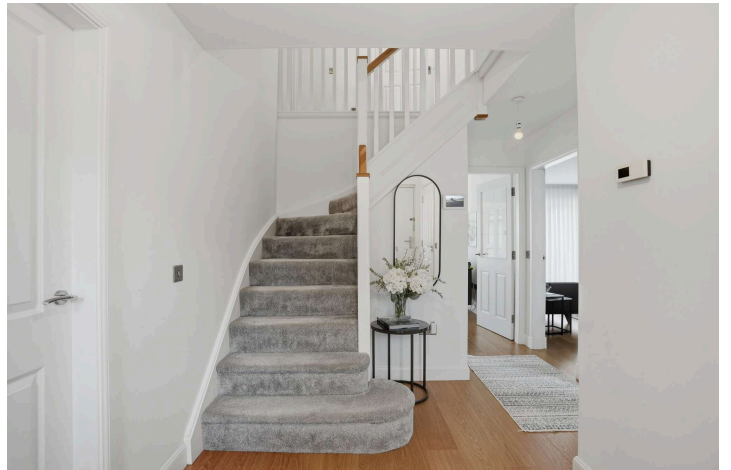
Externally, the property features well-maintained front and rear gardens, a private driveway and double garage. Further benefits include double glazing and gas central heating. The development is factored by Ross & Liddell, who maintain the communal grounds within the estate. Factoring fees are approximately £50-£100 every six months.

Location:

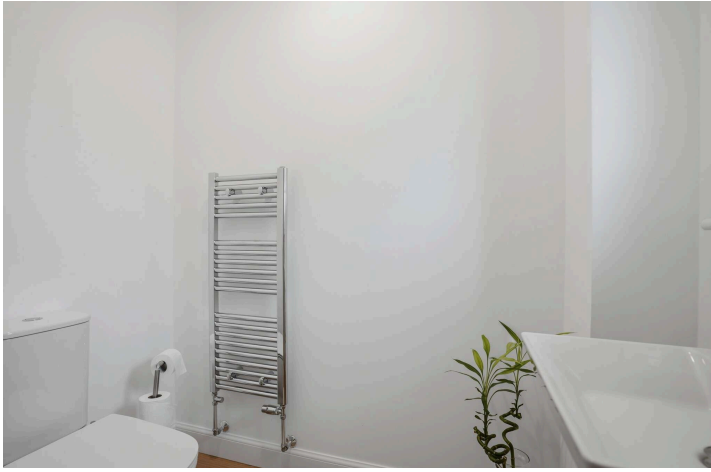
The property is situated approximately five miles south of Edinburgh city centre and is exceptionally well placed for a wide range of local amenities and transport links. Nearby Straiton Retail Park offers an excellent selection of high street retailers, including Sainsbury's, Marks & Spencer Food, Aldi, TK Maxx and Boots, as well as gym facilities. IKEA and Costco UK are also within easy reach.

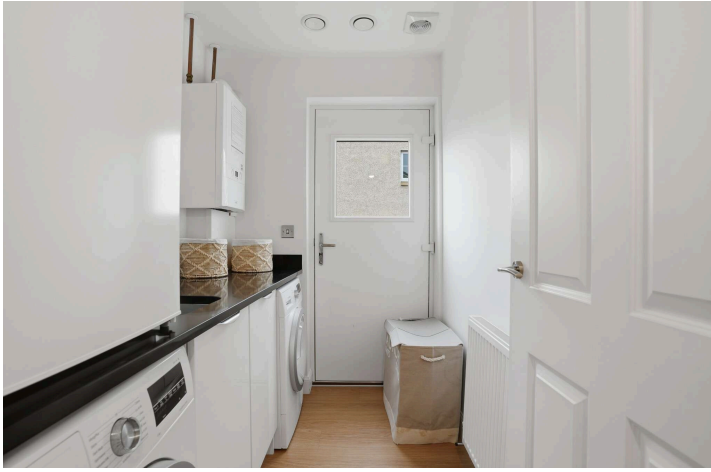
The area is well served by a number of respected golf courses, including Liberton Golf Club and Braid Hills Golf Course. Royal Infirmary of Edinburgh at Little France is easily accessible by car or public transport, while excellent schooling options are available in both the public and private sectors, including proximity to The University of Edinburgh King's Buildings campus.

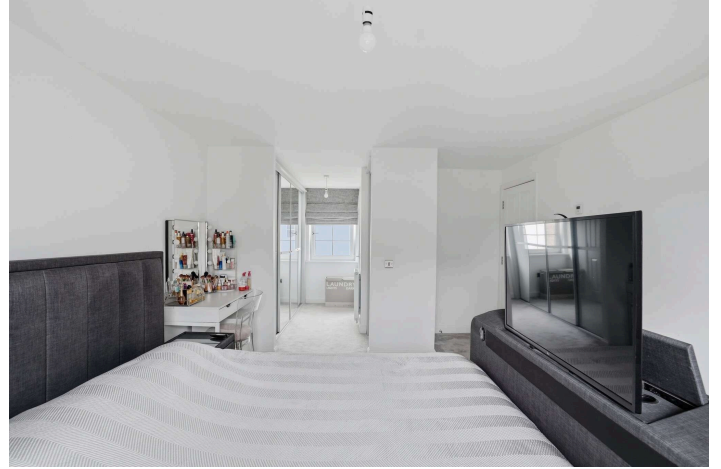
Regular bus services provide convenient access to the city centre and surrounding areas, while the nearby City Bypass offers excellent connectivity to the A1, M8/M9 motorway network, Edinburgh Airport and the Forth bridges.

















Total: 1691 sq. Ft, 157 m²
 1st Floor: 857 sq. Ft, 80 M², 2nd Floor: 834 sq. Ft, 77 m²
 Excluded Areas: Open To Below: 9 sq. Ft, 1 M², Walls: 124 sq. Ft, 11 m²

Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.



Whilst these particulars are believed to be correct their accuracy is not guaranteed

For up to date price & viewing details, please contact Sturrock, Armstrong & Thomson or visit www.satsolicitors.co.uk



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