



63 Wisp Green
THE WISP | EDINBURGH | EH15 3QY


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Nestled in a quiet cul-de-sac moments from the excellent amenities at Fort Kinnaird, quick transport links, the Royal Infirmary and vast open green spaces is this immaculately presented and significantly extended main door lower villa. Boasting a separate garage, a large secluded garden, double glazing and gas central heating this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance vestibule, a bright lounge with feature fireplace, a contemporary kitchen with attractive units that flows through to the dining room with doors to the rear garden and to a double bedroom. The villa is completed by two further well-proportioned double bedrooms (both with built-in wardrobes) and the apartment is completed by a luxury bathroom with shower over bath. There is a front and side garden and a patio area to the back.

- Immaculate and extended main door lower villa
- Front & side garden and patio area to the back
- Separate garage
- Bright lounge, contemporary kitchen and dining room
- Three well-proportioned double bedrooms
- Exquisite bathroom with shower over bath
- Gas central heating and double glazing

Estate Management fees approximately £100 per year

Energy Rating C, Council Tax C

All fixtures, fittings, integrated appliances, the cooker, fridge/freezer and washing machine are included in the sale.

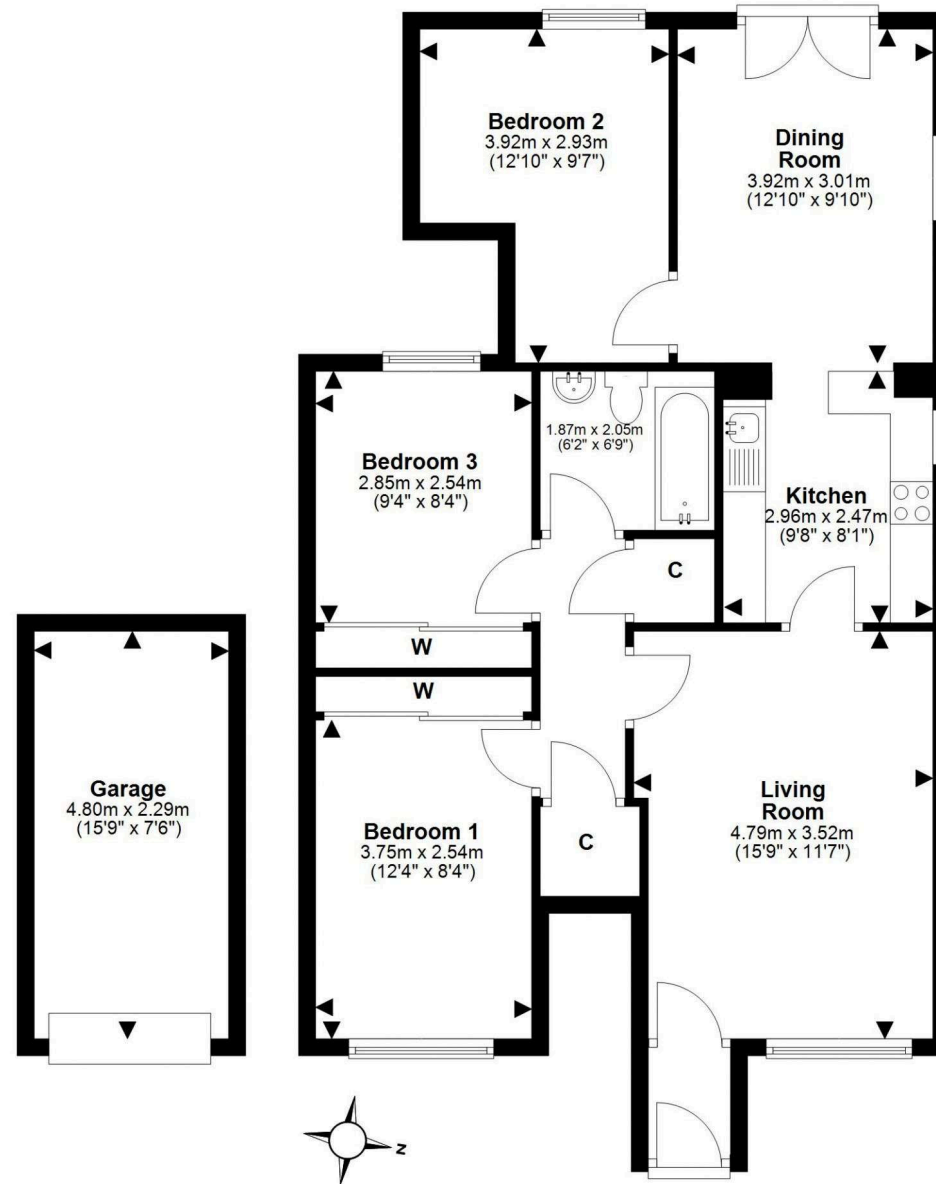
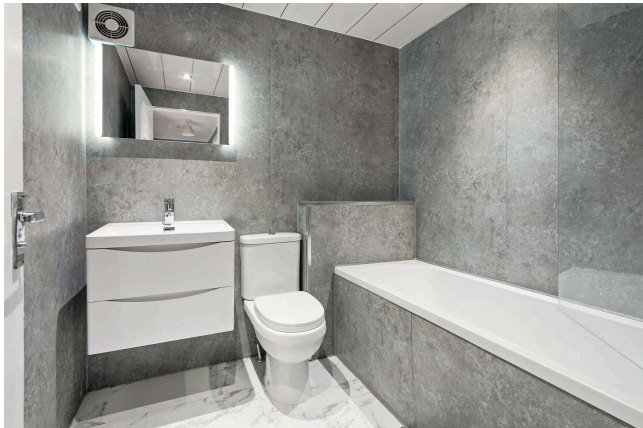
PRICE & VIEWING: Please refer to our website,
www.warnersllp.com or call us on 0131 667 0232.





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.