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19 Hammond Place
THE WISP | EDINBURGH | EH16 4WN


warners
solicitors & estate agents



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Warners are delighted to present this charming two-bedroom terraced home, forming part of a well-established modern development in the highly sought-after area of The Wisp. Ideally positioned close to excellent local amenities and transport links, the property is perfectly suited to first-time buyers, young families, and professionals alike.

Internally, the home is presented in true move-in condition and offers well-proportioned, thoughtfully designed accommodation. The welcoming entrance hallway features a useful under stair storage cupboard, leading through to a bright and spacious lounge/diner with French doors opening directly onto the rear garden, ideal for both relaxing and entertaining. The modern, fully fitted kitchen is equipped with a range of integrated appliances, while a stylish partially tiled W/C completes the ground floor.

Upstairs, the landing provides Ramsay ladder access to the attic, offering the potential for additional storage. There are two generous double bedrooms, the principal benefiting from fitted wardrobes with folding wooden doors. A contemporary partially tiled bathroom with over-bath shower completes the accommodation.

Further benefits include gas central heating with wireless Hive system and double glazing throughout, ensuring comfort and efficiency.

Externally, the property boasts a neat private front garden, while the beautifully maintained sunny west facing rear garden features a lawn and patio area, with IP rated outdoor twin power outlet, perfect for outdoor dining and entertaining. Ample unrestricted on-street parking is available for both residents and visitors.

- Two-bedroom terraced home in The Wisp.
- Lounge/diner with French doors to garden.
- Modern kitchen with integrated appliances.
- Two double bedrooms with storage and attic access.
- Contemporary bathroom, gas heating, double glazing.
- Private gardens with lawn/patio and car park access from secure rear garden.

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

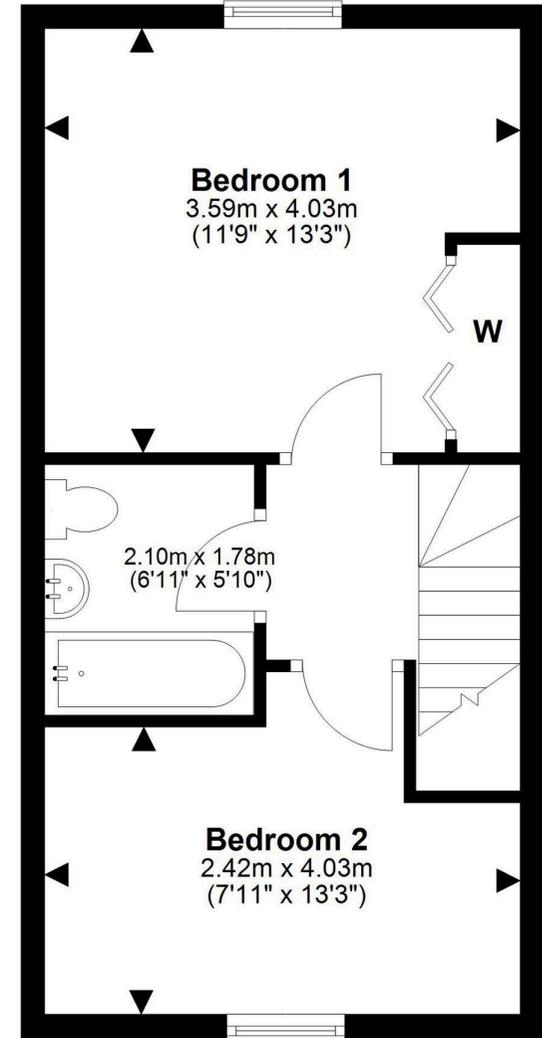
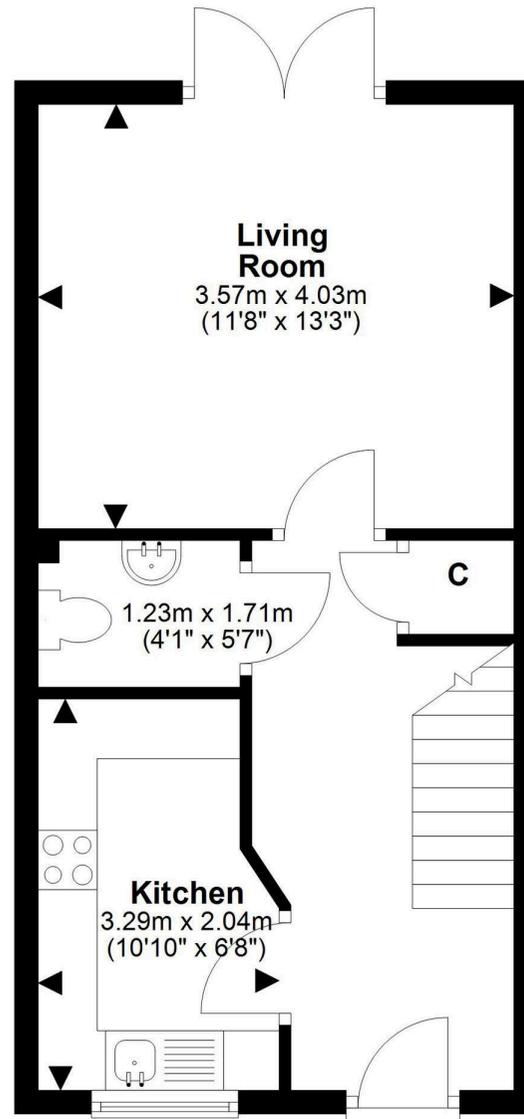


Council tax band C, EPC rating B.
Factor fee - Approx £20 per quarter for grounds maintenance .

Extras to include: Integrated washing machine, dishwasher and fridge freezer.
Gas hob and electric oven. Livingroom tv bracket and acoustic wall panelling,
Livingroom room curtains and venetian blinds fitted to French doors. Master
bedroom curtains, window roller blinds in kitchen and both bedrooms. Bathroom
cabinet and wall shelves.

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.





Ground Floor

First Floor

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.