










Offers Over

£250,000

8 Raith Drive

The Wisp | Edinburgh | EH16 4ZP

An immaculately presented and exceptionally appealing mid terraced villa, forming part of a popular modern development, located in the well-connected Wisp area of Edinburgh.

-  3 bedrooms
-  2 public rooms
-  2 bathrooms plus a WC
-  Residents parking
-  Garden
-  EPC rating – B
-  Council tax band - D

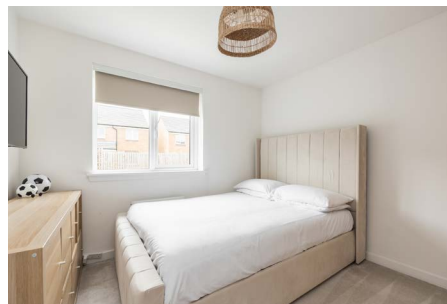


Description

Offering flexible and well-balanced accommodation, this attractive home has been thoughtfully enhanced by the current owners and presents an ideal opportunity for a growing family or professional couple seeking a property capable of meeting their future needs.

The ground floor comprises a welcoming hallway with a stair to the upper level and convenient downstairs WC, a stylish front facing reception room, with tasteful décor, wall panelling and attractive flooring, and sleek modern dining kitchen which has been fitted with an excellent range of base and wall units, complete with coordinated worktops, a selection of integrated appliances and French doors leading directly out to the rear garden.

On the upper level you have a good sized principal bedroom with fitted wardrobes and modern en-suite shower room, a further double bedroom which enjoys a south facing aspect over the back garden, a single bedroom which would work well as a home office or child's bedroom and finally the main family bathroom with three piece white suite, splash tiling to the bath, and over-bath shower/splash screen.



Extras

All fixtures, floor coverings, light fittings and integrated appliances will be included in the sale.

Gardens and Parking

There is a neat lawned garden to the front of the house together with ample residents parking. On-street visitors parking is also readily available. To the rear is a recently upgraded, fully enclosed south facing garden, which has designed with low maintenance in mind and includes a generous paved terrace, artificial grass and chip stone borders.

Please note that there is an annual fee payable for the upkeep of the communal grounds within the development. This is presently charged at £190 per annum.

Viewing

By appointment through Neilsons (0131 625 2222).





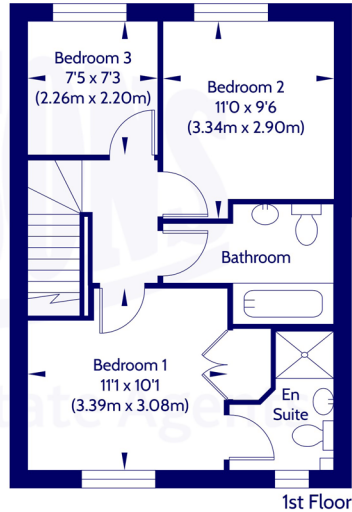
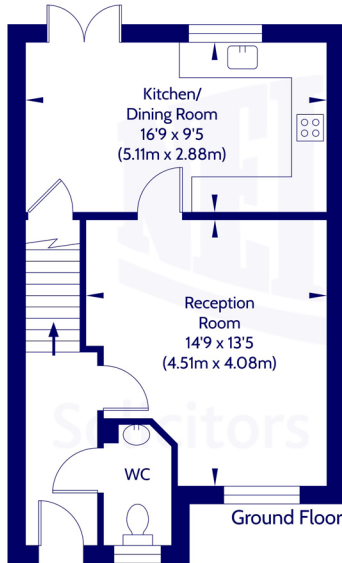
Location

The Wisp is a popular residential area to the southeast 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 great selection of restaurants are moments away and the area is well situated for access to Craigmillar Castle, Portobello is within easy travelling distance for pleasant strolls along the beach and there are a good choice of green spaces nearby. The property is conveniently located within walking distance of the Edinburgh Royal Infirmary, providing an ideal base for those working within the hospital. Queen Margaret University is also close at hand together with reliable bus links to the city centre, just a short walk away together with an airport bus link, close at hand. The commuting links are superb, with quick access by car to East Lothian, Midlothian, the City Bypass which links with the main Scottish motorway network system and Edinburgh International Airport.





Approx. Gross Internal Floor Area 80 Sq M / 864 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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