










Offers Over

£215,000

24 Lingerwood Lane

The Wisp | Edinburgh | EH16 4WW

This well presented and spacious mid terraced villa forms part of an established modern development and enjoys a convenient location close to a wide range of local amenities and excellent transport links. Offered in true move in condition, the property is ideally suited to professionals, first time buyers, and young families alike.

-  2 bedrooms
-  1 public room
-  1 bathroom plus WC
-  Landscaped rear garden
-  Residents parking bays
-  EPC Rating – C
-  Council Tax Band - C



Description

The accommodation comprises a bright and welcoming reception room with a front-facing aspect, laminate flooring, useful understair storage, and an open staircase leading to the upper level. To the rear is a well-appointed dining kitchen fitted with a range of wall and base units, providing ample space for family dining. A rear door offers direct access to the garden, and a convenient ground floor WC is located off the kitchen.

Upstairs, there are two generously sized double bedrooms. The principal bedroom enjoys a rear facing aspect, while the second bedroom overlooks the front and benefits from built-in storage. Both rooms feature neutral décor and carpeting. The family bathroom is fitted with a modern three piece white suite, incorporating a shower over the bath and tiled surrounds. The property further benefits from gas central heating and double glazing.



Extras

Included in the sale will be the gas hob and electric oven.

Gardens & Parking

Externally, the property boasts an enclosed, landscaped rear garden designed for low maintenance living, providing an ideal space for relaxing or entertaining. To the front, there are residents' parking bays offering convenient off-street parking.

Viewing

By appointment through Neilsons on 0131 625 2222.



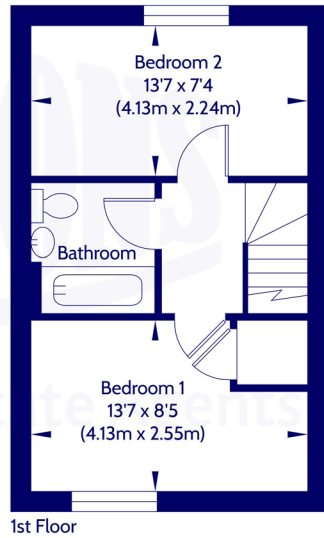
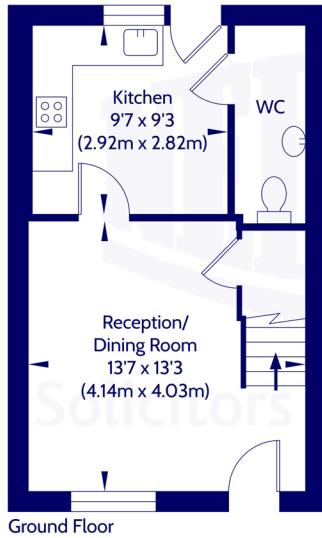


Location

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 58 Sq M / 615 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
© 2026 Neilsons Solicitors & Estate Agents. Plans by Planography.co.uk

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.



Solicitors & Estate Agents

Our Services:

- Full estate agency service
- Buying & Selling
- Buy to let advice
- Wills
- Powers of Attorney
- Executries

For helpful, friendly, personal advice, get in touch.

✉ mail@neilsons.co.uk

☎ 0131 625 2222

💻 www.neilsons.co.uk

Head Office

138-142 St John's Road
Edinburgh
EH12 8AY

Property Department

162 St John's Road
Edinburgh
EH12 8AZ

City Centre

2a Picardy Place
Edinburgh
EH1 3JT

South Queensferry

37 High Street
South Queensferry
EH30 9HN

Bonnyrigg

72 High Street
Bonnyrigg
EH19 2AE

