

20 Erroll Drive, The Wisp, Edinburgh, EH16 4GG



### Description

Superbly presented three bed detached villa set on a sought after development enjoying an extremely convenient location, close to an excellent range of amenities and super transport links. This beautiful home is offered to the market in good order throughout having been finished to a high standard and provides well proportioned and light filled living space enhanced by contemporary interior which comes with the added attraction of an impressive, enclosed west-facing rear garden.

- Entrance hallway with storage and WC
- Dual-facing living room
- Well equipped kitchen/dining room falling naturally into two defined areas with French doors leading to the rear garden
- Spacious principal bedroom with en-suite
- Two further double bedrooms
- Family bathroom consisting of a white suite with electric shower over bath
- Gas central heating and double glazing
- Enclosed rear garden
- Detached garage and driveway

### Extras

The oven, hob, cooker hood, fridge/freezer, dishwasher and washer/dryer will be included.

### Factor

The development is factored by FirstPort for approx. £20 per quarter. This includes maintenance of communal areas.

### Price and Viewing

For price and viewing information or further details on this property please contact us on 0131 557 3188.

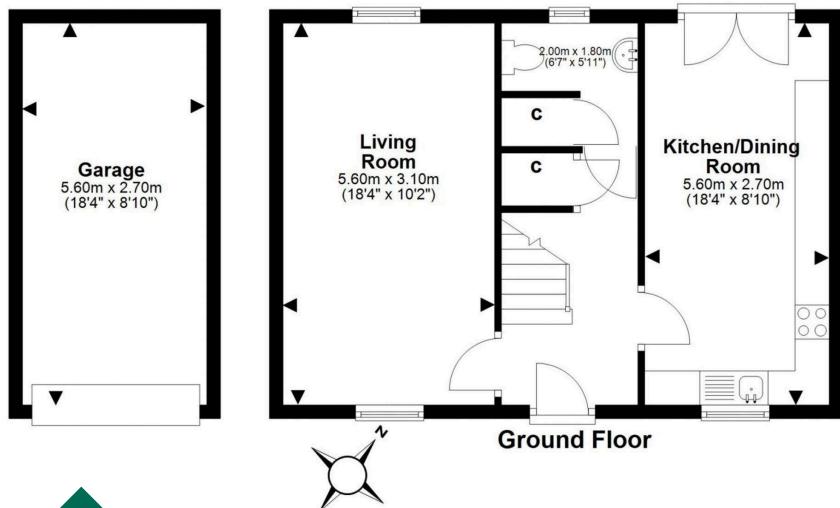
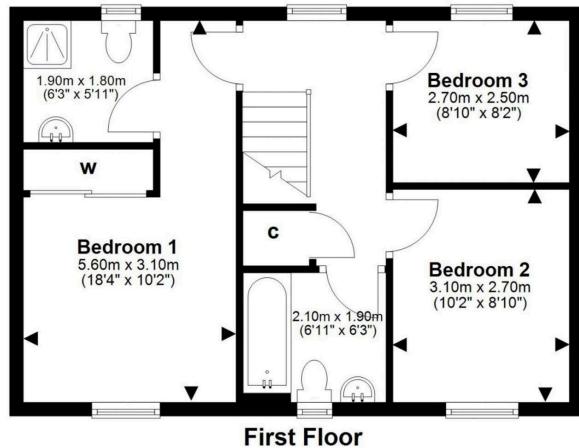


## Location

Set some five miles southeast of the city centre, The Wisp promises a fantastic setting for young families and professionals keen to escape the hustle and bustle of the capital, without leaving the city limits. The Wisp is also the perfect location for medical and research professionals working at Edinburgh Royal Infirmary and within Edinburgh Bio Quarter, or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from an ASDA superstore, so have no shortage of retail and leisure facilities at their disposal. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The property falls within the catchment area for Castleview Primary School and Castlebrae High School. The Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington. Newcraighall station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.

**EPC Rating: B**





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.



1 Inverleith Terrace  
Edinburgh  
EH3 5NS  
T: 0131 557 3188  
F: 0131 557 6561  
[www.connormalcolm.com](http://www.connormalcolm.com)

While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the Seller's Home Report.

