



6 St. Aidens Place
Edinburgh, EH16 4YU

A

"6 St Aidens Place is a beautifully presented four-bedroom detached villa presented in true walk-in condition throughout"

- HALLWAY
- SITTING ROOM
- KITCHEN/DINER
- STUDY/BEDROOM FIVE
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOUBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE & DRIVEWAY
- FRONT & REAR GARDENS





6 St. Aidens Place, The Wisp, Edinburgh, EH16 4YU





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.

COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.

The energy efficiency rating for this property is band A



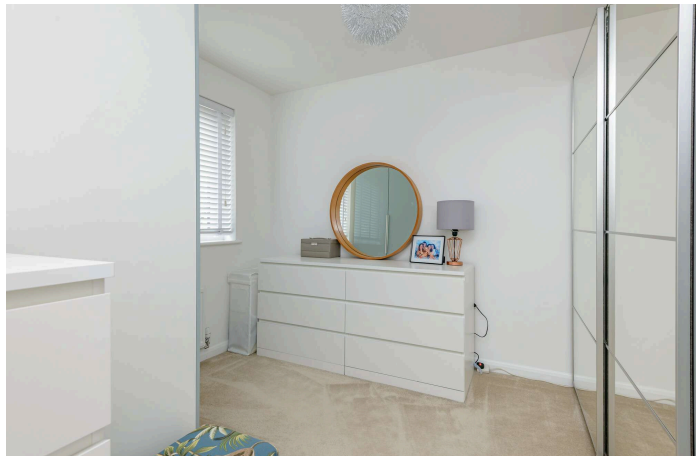
DESCRIPTION

6 St. Aidens Place is a beautifully presented four-bedroom detached villa home offering bright, spacious and thoughtfully upgraded accommodation over two levels, presented in true walk-in condition throughout.

The ground floor is entered via a welcoming hallway with a handy WC. To the rear, the generous sitting room provides a stylish yet comfortable setting with French doors opening directly onto the enclosed sunny rear garden, creating a seamless connection between indoor and outdoor living. The contemporary breakfasting kitchen is well appointed with integrated appliances, also benefiting from direct garden access. A separate study offers excellent versatility and could equally serve as a fifth bedroom, depending on individual requirements. Upstairs, the principal bedroom enjoys built-in wardrobe storage and a stylish en-suite shower room, the three further well-proportioned bedrooms provide comfortable flexible accommodation. The luxury family bathroom is finished to a high standard, featuring a contemporary three-piece suite.

Further benefits include gas central heating, double glazing and integrated garage. Combining quality upgrades, flexible living space and an excellent position, this superb family home is certain to attract strong interest, and early viewing is highly recommended.





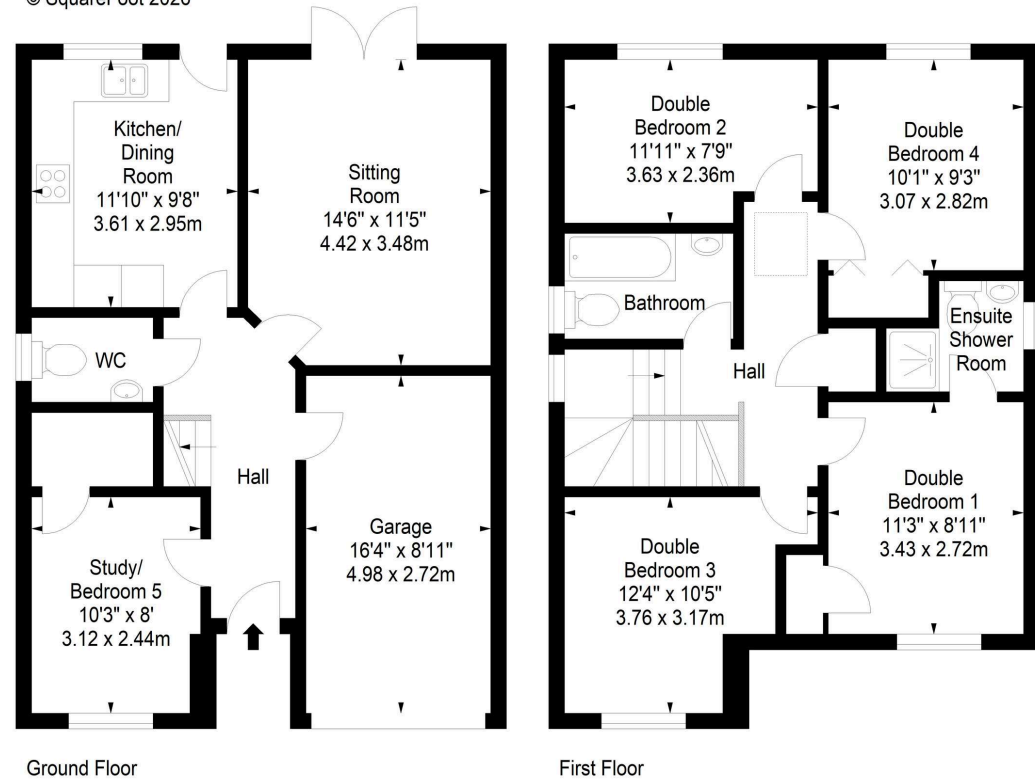
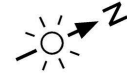
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 We can offer: Estate Agency, Conveyancing and introduce Mortgage & Letting Advisors.



St. Aidens Place,
 Edinburgh,
 Midlothian, EH16 4YU



Approx. Gross Internal Area
 1271 Sq Ft - 118.08 Sq M
 For identification only. Not to scale.
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