










Offers Over

£330,000

4 Tobias Street

The Wisp | Edinburgh | EH16 4WG

This delightful, light-filled detached villa with private gardens, driveway & detached garage forms part of an established modern development conveniently positioned for access to excellent amenities, reputable schooling and superb transport links.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms & WC apartment
-  Private gardens
-  Driveway & Garage
-  EPC Rating – B
-  Council Tax Band - F



Description

Enjoying attractive open views over Little France Park, this lovely home shall undoubtedly appeal to the growing families seeking a great versatile space in a highly convenient location within easy reach of Fort Kinnaird Retail Park and the Royal Infirmary, ideal for those working within the hospital.

The stylish, well presented accommodation comprises of an inviting hallway with good storage provisions and a two piece WC apartment. There is a dual-aspect reception room, a separate diningroom, which could easily be utilised as a 5th bedroom or home office, a sizeable breakfasting kitchen with built-in gas hob, electric oven and hood, with additional appliances included in the sale. French doors lead from the kitchen to the rear garden. A carpeted staircase leads to the upper landing, with further storage cupboard, and leads to all four bedroom, with the principal bedroom benefiting free-standing wardrobes and a stylish en-suite shower room with new splashback paneling and mains shower. Finally, the family bathroom comprises of a modern white three piece suite. Further benefits include gas central heating and double glazing.



Extras

All the fitted floor coverings, light fittings and blinds will be included in the sale together with the built-in gas hob, electric oven and hood together with the washing machine, dishwasher and fridge freezer.

Externally

There are private gardens located to the front, side and rear together with a driveway to the side of the property leading to the single detached garage.

Factors

A factoring fee of approx. £20 is payable quarterly for the upkeep of the communal garden grounds within the development.

Viewing

By appointment through Neilsons on 0131 625 2222.





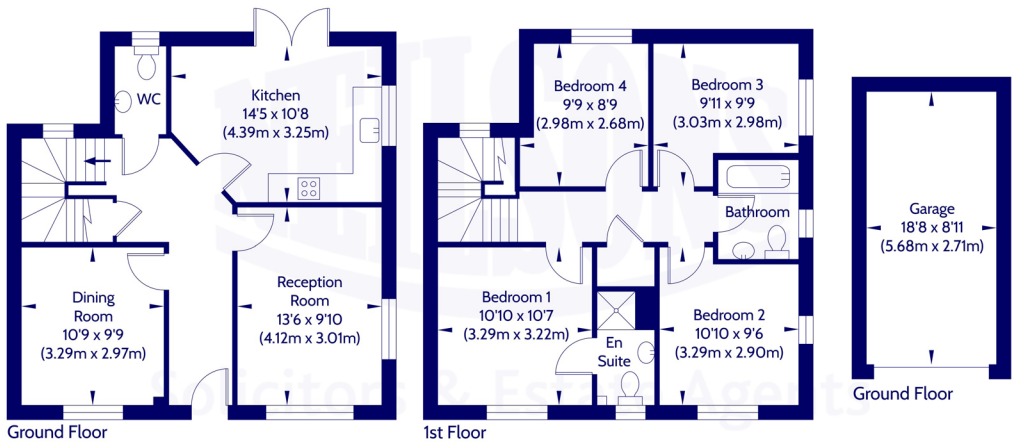
Location

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. The area is well situated for access to Little France Park and Craigmillar Castle which are both a short walk away and a little further afield Portobello and Arthur's Seat can be found for charming walks. 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 105 Sq M / 1129 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

