



Solicitors & Estate Agents










Offers Over

**£305,000**

# 5 Tobias Street

The Wisp | Edinburgh | EH16 4WG

This stylish three-bedroom detached villa is set within a popular modern development in the sought-after Wisp area, close to excellent local amenities and superb transport links. Offering bright, well-balanced accommodation and private outdoor space, the property makes an ideal family home.

-  3 bedrooms
-  1 public room
-  2 bathrooms
-  Private gardens
-  Garage & driveway
-  EPC Band - C
-  Council Tax Band - E



## Description

An inviting entrance hallway welcomes you in and leads through to the rear-facing lounge/diner, a bright and airy space ideal for everyday living and entertaining, complete with a handy understairs cupboard. From here, the home flows into a well-kept kitchen fitted with a range of integrated white goods, partially tiled splash areas, and a practical breakfast bar. A convenient ground floor WC completes the lower level.

Upstairs, the landing provides access to a partially floored attic via a step ladder, along with a useful shelved cupboard. The principal bedroom is a spacious front-facing double featuring an overstairs cupboard and a clean en-suite shower room with corner cubicle and partial tiling. Two further rear-facing double bedrooms offer generous space for freestanding furniture. The family bathroom is partially tiled and fitted with an electric shower over the bath.

Additional features include gas central heating, double glazing, and a security system with perimeter alarm and CCTV.

Factor fees are paid quarterly at approximately £20.



## Gardens & Parking

Externally, the property benefits from a private rear garden with lawn, slabbed patio, chipstone areas, raised beds, and side access. A garage with front access and a double driveway provide excellent parking and storage.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and extractor hood, light fittings and fitted floor coverings.

## Viewing

By appointment through Neilsons 0131 625 2222.





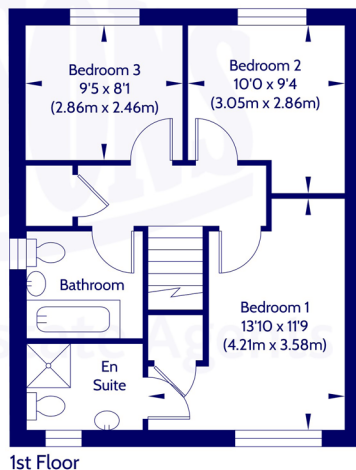
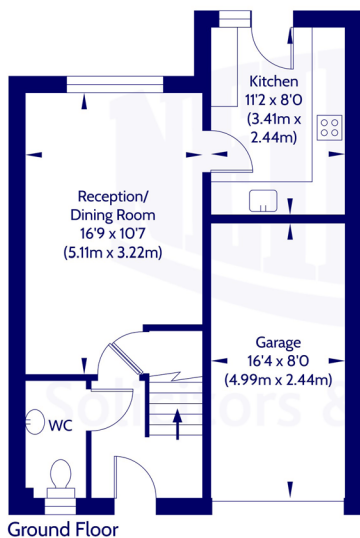
## Location

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 Kinnaid 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 76 Sq M / 820 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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