



**11 Wisp Green**  
Edinburgh, EH15 3QX

A

*"Rarely available semi-detached villa with private front and side gardens and driveway"*

- HALLWAY
- LIVING/DINING ROOM
- KITCHEN
- BEDROOM ONE (DOUBLE)
- BEDROOM TWO (DOUBLE)
- BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FRONT & SIDE GARDENS
- DRIVEWAY
- GOOD LOCAL AMENITIES
- EXCELLENT TRANSPORT LINKS





## 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 C, however, please check with the local authority.



## DESCRIPTION

Rarely available semi-detached villa with private front and side gardens and driveway, forming part of a mature, well established modern development, close to superb amenities and transport links.

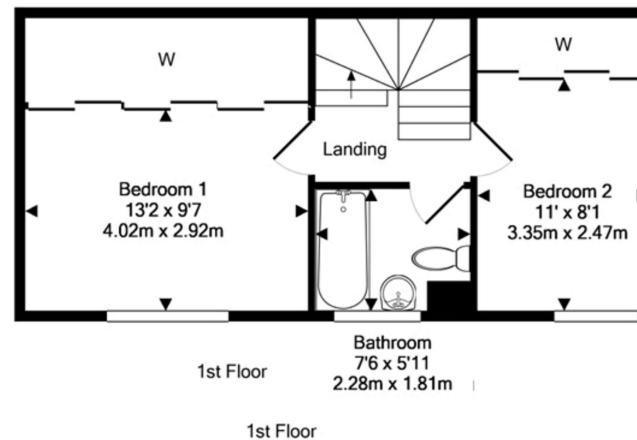
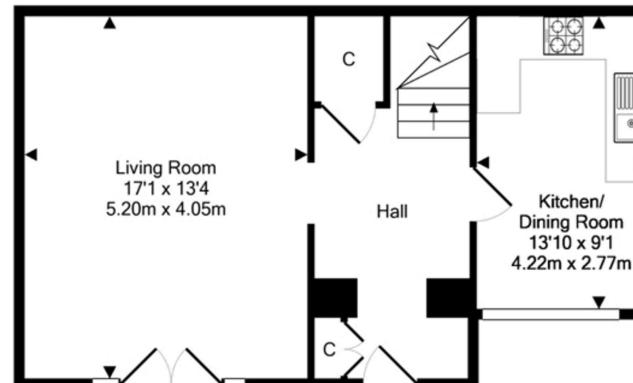
This excellent property represents an ideal home for a couple or small family. It has been freshly decorated and boasts a stylish contemporary interior with many pleasing features and super storage accommodation. The bright west facing living room features French doors which lead directly to the garden and the living room is large enough to accommodate dining facilities. Both double bedrooms are comfortable and attractively presented with built-in wardrobes and the bathroom comes complete with a white suite and shower and splashback tiling.

## EPC RATING

The energy efficiency rating for this property is band C.

Thinking of moving home? We can provide a **FREE** no obligation pre-sale valuation of your property.

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



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