



Offers Over  
**£295,000**

## 11 Duntreath Place

The Wisp | Edinburgh | EH16 4ZA

This immaculately presented three bedroom detached villa forms part of a modern development in the popular Wisp area of Edinburgh and offers bright, well proportioned accommodation in true move in condition throughout. With private gardens, a garage and a setting well placed for local amenities, transport links and green spaces, the property is ideally suited to professionals and growing families seeking a stylish and practical home.

-  1 public room
-  3 bedrooms
-  2 bathrooms plus WC
-  Front and rear gardens
-  Garage and driveway
-  EPC rating – C
-  Council tax band - E



## Description

The ground floor briefly comprises a welcoming entrance hall with a convenient WC, a light and airy lounge with understairs storage, space for a dining table and a pleasant outlook over the garden, and a modern kitchen fitted with a range of wall and base units, coordinated worktops, subway-style splashback tiling and direct access to the rear garden.

Upstairs, the property offers a generously proportioned principal bedroom with a built-in wardrobe and en-suite shower room, two further double bedrooms enjoying open views, one of which also benefits from a built-in wardrobe, and a contemporary bathroom fitted with a crisp white suite, heated towel rail and shower over the bath. The property also has gas central heating and double glazing.



## Extras

Included in the sale will be the gas hob and electric oven.

## Gardens and Parking

A neatly lawned front garden welcomes you to the property, whilst the rear boasts a fully enclosed, landscaped, tiered garden with low maintenance astro turf, a patio and decking – providing an ideal space for relaxing and entertaining, and a safe area for children and pets to play. The home also features an integral garage with an up and over door and a double driveway offering off street parking.

## Factoring

The common grounds around the development are maintained by FirstPort Property Management at a cost of approximately £25 per quarter.

## Viewing

By appointment through Neilsons (0131 625 2222).





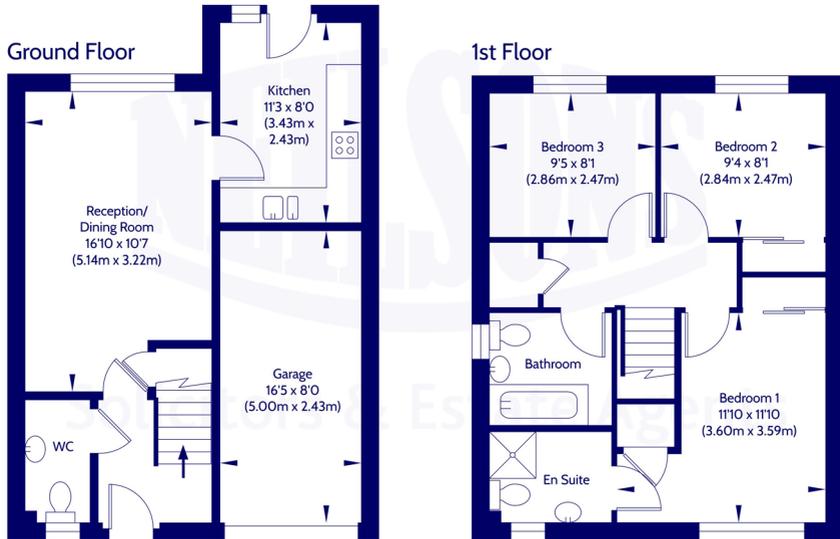
## Location

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 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.





Approx. Gross Internal Floor Area 77 Sq M / 821 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.



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