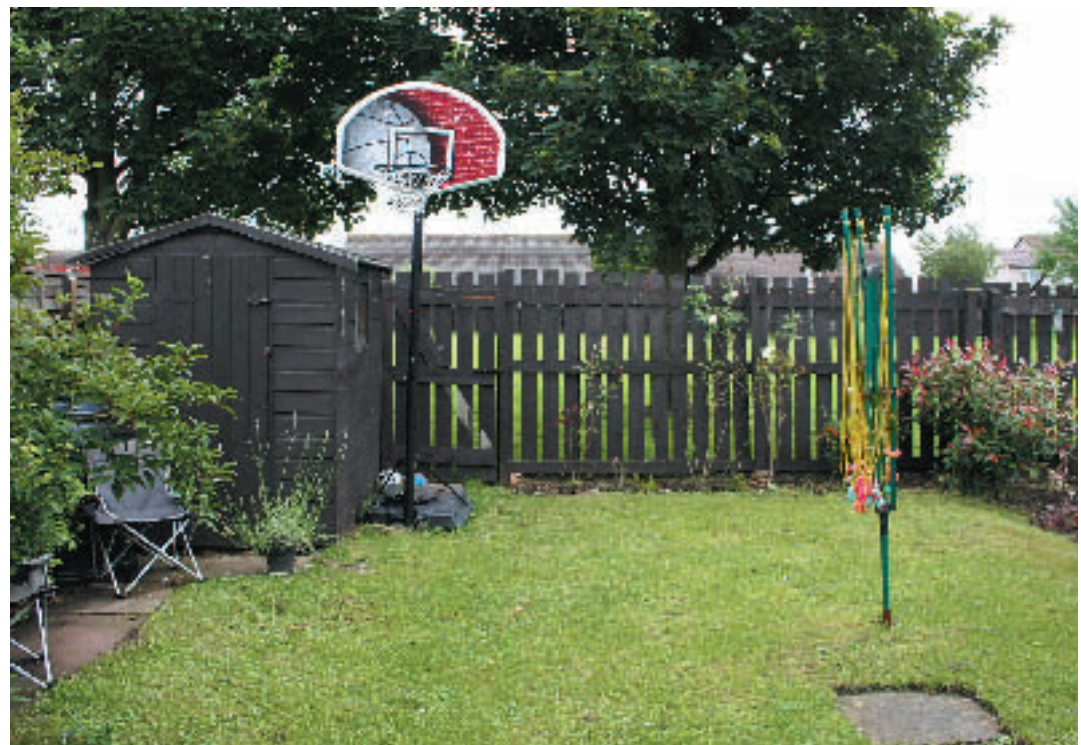




## Newcraighall

39 Wisp Green Newcraighall  
Fixed Price  
**£165,000**

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- Rarely available extended semi-detached villa within quiet residential cul-de-sac location.
- Bright sitting room leading to formal dining room/double bedroom 3.
- Modern breakfasting kitchen with some appliances.
- Two further double bedrooms, both with built-in wardrobes.
- Bathroom with three piece suite.
- Gas central heating.
- Private gardens to front and rear with driveway.
- Popular location minutes from Fort Kinnaird and ideal for access to the City Bypass.

**Accommodation, in brief, comprises:**

Entrance hallway, sitting room, breakfasting kitchen and dining room/bedroom 3. Upper level: 2 double bedrooms and bathroom.

The Newcraighall area of Edinburgh is situated approximately 4 miles south east of the City Centre, close to Duddingston Park Road South. The area has expanded greatly through modern development in recent years, including Newcraighall retail park, which offers a wealth of major stores, coffee shops, restaurants, cinema complex and other leisure facilities. A Park-and-Ride service is located close to the Living Well sports centre at Newcraighall where regular bus services operate and the area is ideally situated for access to fast main roads including the A.1 and City Bypass.

The small self contained development of Wisp Green is set back from the main artery road of Newcraighall Road (A.6095) and is accessed via the Wisp (A.6106). Number 39 is a rarely available semi-detached villa constructed by Barratt, occupying an easily maintained plot with gardens to front and rear. Extended in recent years, the property now offers a flexible internal layout with the third double bedroom proving useful as a formal dining room. While the kitchen has been upgraded by the current owners, there is scope for further cosmetic improvement. This is an ideal purchase for first time buyers or investors and viewing is recommended.

**Entrance Hall**

Entered from a timber external door is a hallway with timber staircase rising to the upper level and stripped wooden floors. An inner glazed door provides access to the sitting room. A radiator, smoke detector and in-built meter cupboard are provided.

**Sitting Room (10`7 x 14`5) (3.22m x 4.39m)**

Located to the front of the property is the sitting room with stripped wooden flooring, decorative ceiling coving, gas fire, radiator, phone point, TV point and ample power points. Access is provided via an inner hall to the dining room/bedroom 3.

**Kitchen (9`1 x 13`9) (2.78m x 4.19m)**

Recently upgraded, the breakfasting kitchen now features modern base and wall units providing ample storage while accommodating space for a cooker and further appliances. The washing machine, dishwasher and freezer are included in the sale price. Complementary work surface houses an inset stainless steel sink with drainer, mixer tap and splash back tiling. There is vinyl flooring, ample power points, a window and door to rear.

**Dining Room/Bedroom 3 (7`9 x 13`2) (2.36m x 4.01m)**

Accessed from an inner hall off the sitting room is a flexible room useful as either a dining room or double bedroom. Laminate flooring, decorative ceiling coving, a radiator and ample power points are provided. Maximum natural light is gained from a window to front and rear.

**Upper Landing**

Providing access to the upstairs accommodation is the landing with wooden floor, linen cupboard and attic hatch.

**Bedroom 1 (8'4 x 11`7) (2.54m x 3.53m)**

To the rear of the property is the principle double bedroom which is fitted with laminate flooring, decorative ceiling coving, built-in wardrobes, a radiator and ample power points.

**Bedroom 2 (9`1 x 10`6) (2.78m x 3.20m)**

The second double bedroom is located to the front of the property and fitted with carpet, decorative ceiling coving, a built-in cupboard, radiator and ample power points.

**Bathroom (5`1 x 8`2) (1.54m x 2.48m)**

With an opaque window to rear, the bathroom is fitted with a three piece coloured suite comprising corner bath, W.C. and wash hand basin housed within a vanity unit. There is vinyl flooring, extensive splash back tiling and a radiator.

**Central Heating**

Gas central heating is installed in the property with panel radiators operated by the boiler located in the kitchen.

**Gardens and Private Park**

The property features a small area of garden to front mainly laid to lawn with borders and a drive. To the rear the garden has a further area of lawn and two timber sheds to be included in the sale price. Accessed from a garden gate is an extensive area of private park. The upkeep is shared between Wisp Green and one other development.

**Council Tax**

We are advised the property lies within Council Tax Band D.

**Extras**

Included in the sale price are the fitted carpets, floor coverings, light fittings, washing machine, dishwasher and freezer.

**Ref**

AB/KC/FF

• Recent sale comparisons available  
NO OBLIGATION MARKET APPRAISAL

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