



Newcraighall

39 Wisp Green Edinburgh
Fixed Price
£147,000

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• Recent sale comparisons available
NO OBLIGATION MARKET APPRAISAL

Head Office Edinburgh

32 Moray Place
T- 0131 226 5151

BATHGATE

64 South Bridge St
T- 01506 656645

DALKEITH

11 White Hart St
T- 0131 663 9568

DUNFERMLINE

5 East Port
T- 01383 624244

MUSSELBURGH

151 High Street
T- 0131 665 3131

Drummond Miller LLP
47 Lothian Road,
Edinburgh EH1 2DJ

DX 104 Edinburgh
LP 72 EDINBURGH 2

tel. 0131 229 3399
fax. 0131 229 3322

email. sales@drummond-miller.co.uk
web. www.drummondmiller.co.uk

- 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.

Entry

Negotiable

Viewing

By appointment, tel Agents on 0131 229 3399.

Sellers

Cleary

Ref

AB/KD/GS



Drummond Miller are members of the ESPC and ELPG

While the foregoing particulars are believed to be correct their accuracy is not warranted. A Closing Date for offers may be fixed. Prospective Purchasers are advised to have their Solicitors Note interest with Drummond Miller LLP

Drummond Miller (Lothian Road)

This is the property schedule for

39 Wisp Green, Newcraighall.

To enquire about this property please contact

Drummond Miller (Lothian Road)

on

0845 313 9396

Drummond Miller (Lothian Road)

47 Lothian Road

Edinburgh

EH1 2DJ

s1homes.com