










Offers Over

**£370,000**

## 2 Raith Drive

The Wisp | Edinburgh | EH16 4ZP

Neilsons are delighted to offer to the market this substantial 4-bedroom detached villa with south facing rear garden, double driveway and garage. Forming part on an exclusive modern development by Persimmon Homes, within the desirable Wisp area of the city, quietly positioned close to good amenities, transport links and within walking distance the new Edinburgh Royal Infirmary.

-  4 Bedrooms
-  2 Public rooms
-  3 Bathrooms & WC apartment
-  Private Gardens
-  Driveway & Garage
-  EPC Rating – B
-  Council Tax Band - F



## Description

Offered to the market in true move-in condition, this delightful family home enjoys a light and stylish interior throughout and affords excellent natural light, by way of the south-facing aspect to the rear. The generously proportioned accommodation comprises; welcoming entrance hallway with carpeted staircase leading to the upper floor. An understair cupboard provides useful storage provisions. There is a front-facing, well proportioned lounge/diner, a stylish kitchen/diningroom to the rear enjoying plenty of light with French doors leading to the garden. Fitted with a range of modern wall and base units built-in gas hob, electric oven and hood. A handy utility room is located off with further access to garden and door leading to the two piece WC apartment. Upstairs leads to the four sizeable double bedrooms with the principal bedroom offering a generous space, easily accommodating a super king bed and benefiting from an en-suite shower room with bedroom 2 and 3 enjoying the benefit of a Jack-and-Jill en-suite shower room. The family bathroom comprises of a three piece white suite with mains shower over the bath. Further benefits include gas central heating with combi boiler, double glazing together with a solar PV system that augments the energy efficiency of this home.



## Extras

All the fitted floor coverings, light fittings and blinds shall be included in the sale together with the built-in hob/oven/hood.

## Gardens, driveway & garage

The front garden is laid to lawn with a good sized double driveway leading to the single integral garage with power & light. Additional unrestricted on-street parking and visitors spaces are available within the street. The fully enclosed rear garden benefits from a south-facing aspect enjoying the sun for the most part of the day. The garden is laid with lawn with paved patio.

## Viewing

By appointment with Neilsons on 0131 625 2222.





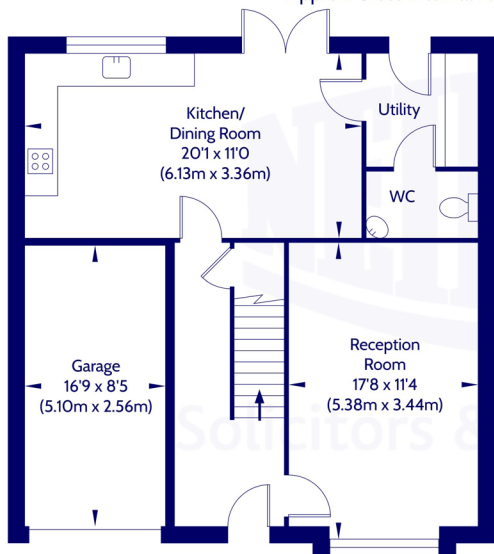
## Location

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 property is conveniently located within walking distance of the Edinburgh Royal Infirmary, providing an ideal base for those working within the hospital. Queen Margaret University is also close at hand together with reliable bus links to the city centre, just a short walk away together with an airport bus link, approx. 500m away. The commuting links are superb, with quick access by car to East Lothian, Midlothian, the City Bypass which links with the main Scottish motorway network system and Edinburgh International Airport.

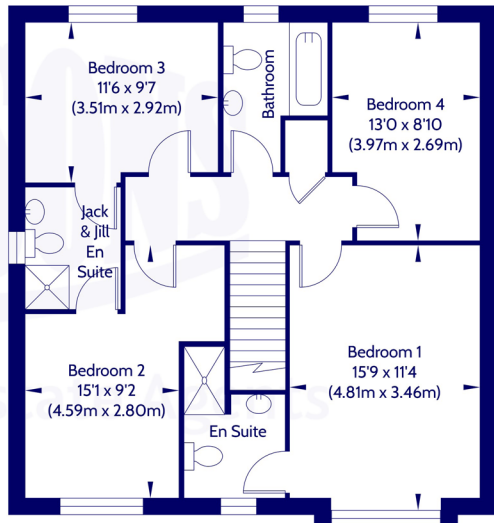




Approx. Gross Internal Floor Area 130.02 Sq M / 1399 Sq Ft.



Ground Floor



First Floor

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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