










Offers Over

£205,000

12 Lingerwod Lane

The Wisp | Edinburgh | EH16 4WW

Neilsons are delighted to offer to market this lovely two bedroom terraced villa which forms part of an established modern development within the ever-popular area of The Wisp. Close to superb amenities and commuting links, the property would undoubtedly appeal to first time buyers, growing families and professionals. Early viewing suggested.

-  2 beds
-  1 public
-  1 bathroom
-  Private gardens
-  Allocated parking space
-  EPC Band - C
-  Council Tax Band - C



Description

Internally, the property is presented in true move-in condition while briefly comprising of; bright and airy lounge with an open-staircase, cloak area, understairs cupboard and stylish wooden wall paneling, fully-fitted kitchen with a range of integrated white goods and dining space while being styled with white units and a wooden worktop, two-piece downstairs W/C, first floor landing, first good sized double bedroom with room for freestanding furniture and an over stairs storage cupboard, second double bedroom with space for different configurations and access to the attic, and a partially-tiled bathroom suite with an over-bath shower.

Further benefits include gas central heating and double glazing throughout.

Factor fees are payable of approximately £17 per quarter.



Extras

Selected fixtures and fittings, including; integrated gas hob, oven and extractor hood, light fittings and fitted floor coverings. Other items may be available through separate negotiation.

Gardens and Parking

A small private lawn can be found to the front of the property while the lovely private rear is well looked after and made up of a patio area, lawn and flower beds with a rear gate for bin access. There is an allocated parking space to the front of the property as well on-street free parking to accommodate visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





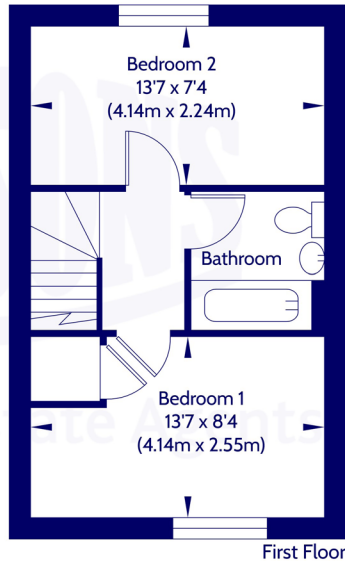
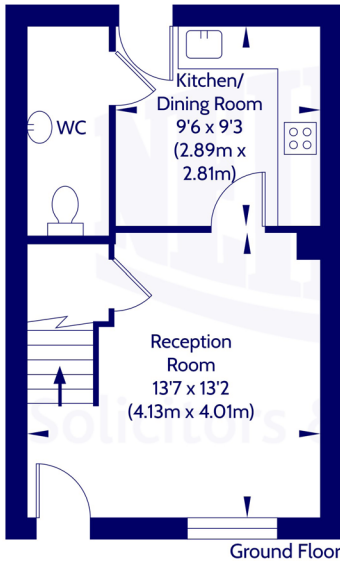
Location

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 57.13 Sq M / 615 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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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