

ALLINGHAM&CO

traditional values | modern practice

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espc

1a Wilton Road, Edinburgh, EH16 5NY

1 RECEPTION | 3 BEDROOMS | 1 BATHROOM | EPC: D

Location

This 3 bedroomed, semi-detached house is situated in Mayfield, a highly sought after residential area in Edinburgh's south side. The property sits within easy reach of excellent local amenities including a wide range of everyday and specialist shops, bars, restaurants and cafes. Within walking distance is a more comprehensive shopping centre at Cameron Toll with a Sainsbury's superstore and other high street retailers. Straiton Retail Park and Fort Kinnaird Retail Park are just a short drive away

Leisure and recreational amenities are plentiful including the Royal Commonwealth Pool, the green open spaces of The Meadows, Arthur's Seat, Holyrood Park, Prestonfield and Craigmillar golf courses, and Blackford Hills all located nearby. Cultural amenities can be found at the Festival Theatre on Nicolson Street and the Queen's Hall on Clerk Street and the Scottish Parliament is also nearby. The area is also well suited for access to the Royal Infirmary of Edinburgh and Edinburgh University.

There are good transport links to the motorway network heading east on the A1, and to the west to the central motorway network, Edinburgh International Airport and the Queensferry Crossing to Fife and the North. There are also regular bus services running to and from the city centre. Excellent schools in both the state and private sectors are easily accessible.

Home Report

Please visit: www.allingham.co.uk or www.espc.com





Accommodation

Entrance hallway

Light and spacious living/dining room with access to conservatory

Conservatory with door to rear garden

Large kitchen with cooker and fridge/freezer: these items are believed to be in good working order though their condition is not warranted

Downstairs cloakroom with WC and wash basin

3 good sized bedrooms, all with built in wardrobes

Family bathroom with shower over bath, WC and wash basin

Features

Double glazing

Gas central heating

Well maintained gardens to front and rear

Detached single garage

Driveway

Price and Viewing

For current price and viewing details, please visit espc.com or www.allingham.co.uk or telephone Allingham & Co on 0131 447 9341.



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ALLINGHAM & CO OFFICES

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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form any part of any contract. Interested parties should instruct their agents to note interest with us.

Solicitors submitting offers are requested to use the current edition of the Scottish Standard Clauses (SSC). Please note that the Seller may give preference to offers submitted using the SSC. Successful offers received not using the SSC may be responded to by the deletion of the non standard clauses and replacement with SSC



Approx
House 115m²
Garage 16m²