



RALPH SAYER
SOLICITORS & ESTATE AGENTS

34 Tobias Street

The Wisp, Edinburgh, EH16 4WG

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Part of a highly sought-after development, this three-bedroom semi-detached house is a beautiful modern home that is in excellent decorative order. It features bright and spacious rooms, complete with attractive neutral décor and quality finishings throughout. The southerly-facing home further boasts a well-appointed kitchen diner, an en-suite, and a family bathroom. Furthermore, it has private parking and a fully-enclosed rear garden laid with an artificial lawn and deck – perfect for enjoying the summer months. The property also has a fantastic location in The Wisp, set directly beside the sprawling greens of Little France Park.

Extras: all fitted floor and window coverings, light fittings, integrated appliances (oven, gas hob, and concealed extractor), a freestanding fridge/freezer, a dishwasher, and a washing machine to be included in the sale.

Factor: The factor is managed by SGPM First Port at an approximate quarterly cost of £20, with an approximate £75 deposit held.

Property Summary

- A semi-detached house in move-in condition
- Part of a family-friendly modern development
- Situated in Edinburgh's sought-after Wisp area
- Entrance hall with a convenient WC
- Living room with southerly-facing aspect
- Modern dining kitchen
- Principal suite with a built-in wardrobe
- Two additional bedrooms
- Quality 3pc en-suite shower room
- Family bathroom with 3pc suite
- Private front driveway with EV charger
- Fully-enclosed, low-maintenance rear garden
- Gas central heating and double-glazed windows
- EPC Rating - B | Council Tax Band - D
- Home Report Value - £270,000







Living room with
southerly-facing aspect
and a modern dining
kitchen







Principal suite with a
built-in wardrobe and two
additional bedrooms





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dream property!



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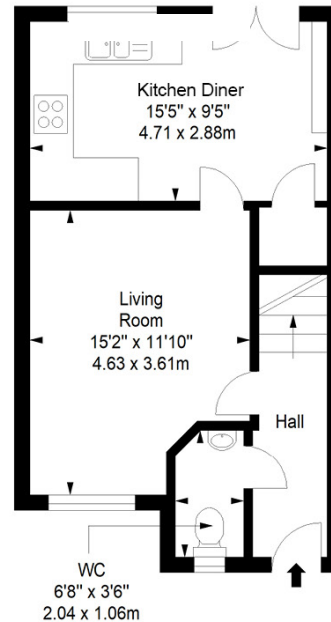


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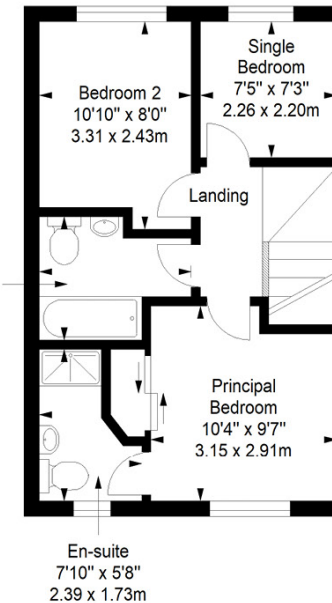
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 38.8 sq. metres (417.6 sq. feet)



First Floor
Approx. 37.2 sq. metres (400.4 sq. feet)



Total area: approx. 76.0 sq. metres (818.0 sq. feet)