

33/2 PRINGLE DRIVE

THE WISP, EDINBURGH, EH16 4XB

 2 BED  2 BATH  1 PUBLIC



TAKE A LOOK INSIDE

Discover this immaculately presented ground floor flat, perfectly situated within a modern development that combines contemporary living with comfort and convenience. The property features a bright and airy sitting room with a double aspect, creating a welcoming space that effortlessly accommodates both relaxation and dining.

KEY FEATURES



Stylishly presented ground floor flat.



Two double bedrooms, one with an en-suite.



Share gardens throughout development.



Private residents car park.



Within a short drive of Portobello Beach.



Excellent local amenities nearby including Fort Kinnaird.



EPC Rating - B



Council Tax Band - B

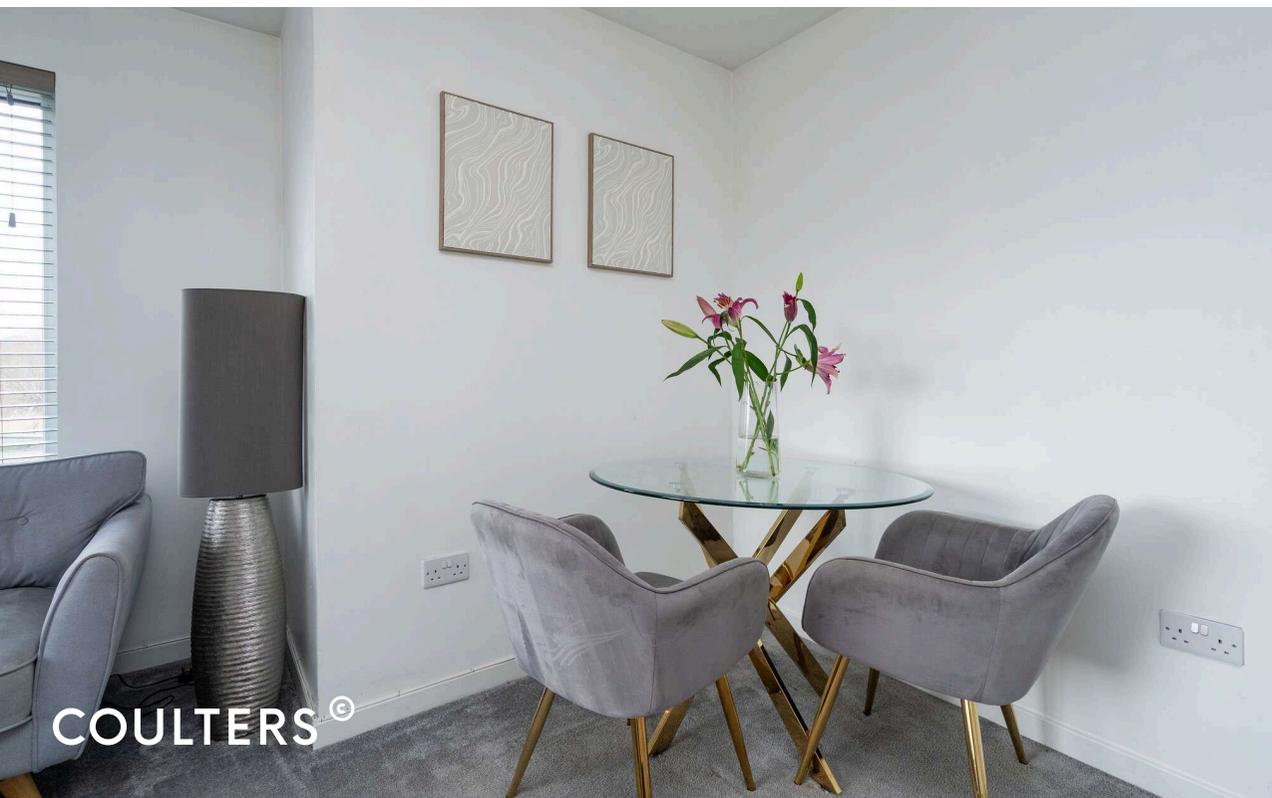




The modern kitchen is thoughtfully designed with ample storage and generous work surfaces, complemented by a range of integrated and free standing appliances, making it ideal for both everyday cooking and entertaining. Two spacious double bedrooms provide a restful retreat, with the principal bedroom enjoying the luxury of an en-suite, while the second bedroom benefits from built-in wardrobes.

A stylish three-piece bathroom features an overhead shower and a heated towel rail, offering both practicality and a touch of elegance. Completing this desirable home is a private residents' car park located to the rear of the building, providing convenient parking.





THE LOCAL AREA

The Wisp is southern-eastern suburb that is located just a short drive from the city centre. With excellent transport links, including a nearby train station providing direct routes to Edinburgh Waverley in under 10 minutes, residents can effortlessly enjoy all that the capital has to offer.

The area is well-served by local amenities, including shops at the nearby Fort Kinnaird, schools, and recreational facilities, while the expansive Queen Margaret University campus is just a stone's throw away.

Nature lovers will appreciate the proximity to scenic outdoor spaces, including the picturesque Portobello beach and the rolling hills of the nearby countryside, perfect for walking, cycling, and leisure activities.

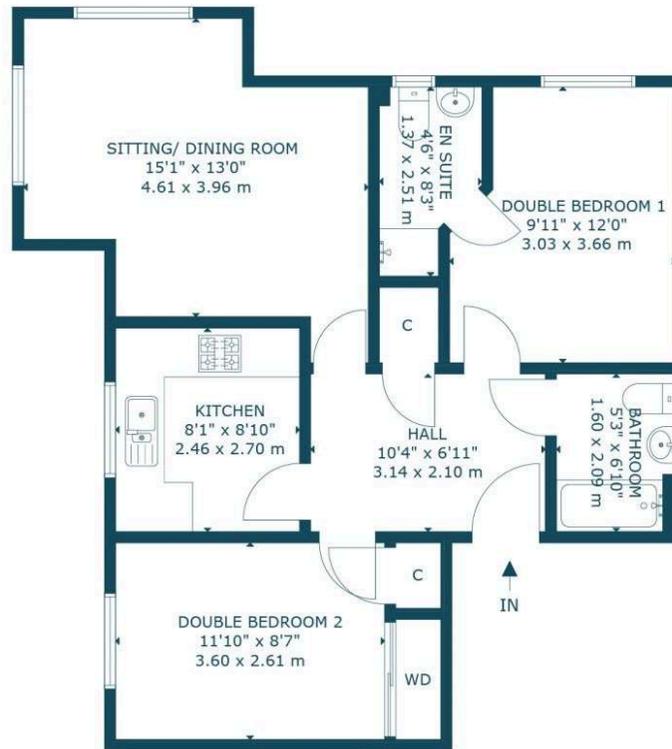
EXTRAS

All blinds, fitted flooring and white goods are included in the sale price.

The development is factored by FirstPort with an approximate monthly fee of £55.

HOME REPORT VALUATION: £190,000





GROUND FLOOR

33/2 PRINGLE DRIVE, THE WISP, EDINBURGH, EH16 4XB
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 661 SQ FT / 61 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.

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LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.