



**12 Smeaton Wynd**  
Edinburgh, EH16 4ZT

**A**

# *"12 Smeaton Wynd is an immaculately presented four-bedroom detached home offering spacious and flexible accommodation"*

- HALL
- SITTING ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS W.C
- BEDROOM ONE (DOUBLE)
- EN-SUITE SHOWER ROOM
- BEDROOM TWO (DOUBLE)
- BEDROOM THREE (DOUBLE)
- BEDROOM FOUR (DOOBLE)
- FAMILY BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- GARAGE & DRIVEWAY
- FRONT & REAR GARDENS





## 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.

## COUNCIL TAX

It is our understanding that this property is subject to Council Tax Band E, however, please check with the local authority.



## DESCRIPTION

12 Smeaton Wynd is an immaculately presented four-bedroom detached home offering spacious and flexible accommodation ideal for modern family living, including private gardens, garage and a substantial driveway. Set on a generous plot of a modern, residential development in The Wisp area, south of Edinburgh city centre.

The accommodation comprises on the ground floor; a welcoming entrance hall; warm and bright sitting room, spacious fitted kitchen/ dining room with French doors leading to the rear, utility room and separate W.C. On the upper level the accommodation comprises: four good-sized bedrooms (one en-suite) and a family bathroom.

Further benefits include double glazing, gas central heating. Included in the sale are the: floor coverings, oven, hob and extractor hood.

## EPC RATING

The energy efficiency rating for this property is band B

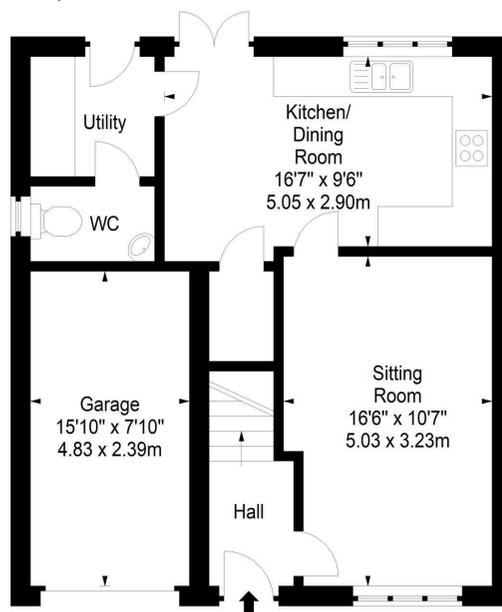
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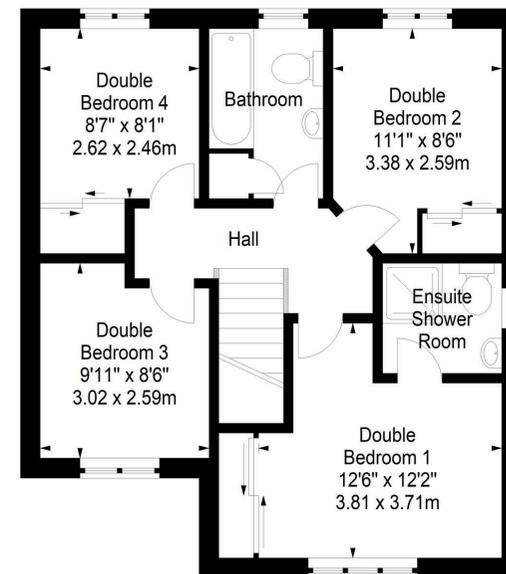
**Smeaton Wynd,  
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 Midlothian, EH16 4ZT**



Approx. Gross Internal Area  
 1046 Sq Ft - 97.17 Sq M  
 Garage  
 Approx. Gross Internal Area  
 126 Sq Ft - 11.71 Sq M  
 For identification only. Not to scale.  
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Ground Floor



First Floor



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