THE CHURCH OF SCOTLAND
eaglais na h-alba

13 Wisp Green, Edinburgh, EH15 3QX

Spacious detached four-bedroom home ideally situated within easy reach of all essential amenities

- Bright living room
- Separate dining room
- U-plan kitchen with ample storage and worktop space
- Sun room with access to back garden
- Convenient ground floor WC
- Four bedrooms, all with built-in storage
- Family bathroom
- Large corner site
- Private, well-maintained gardens
- Off-street parking complemented by a single garage

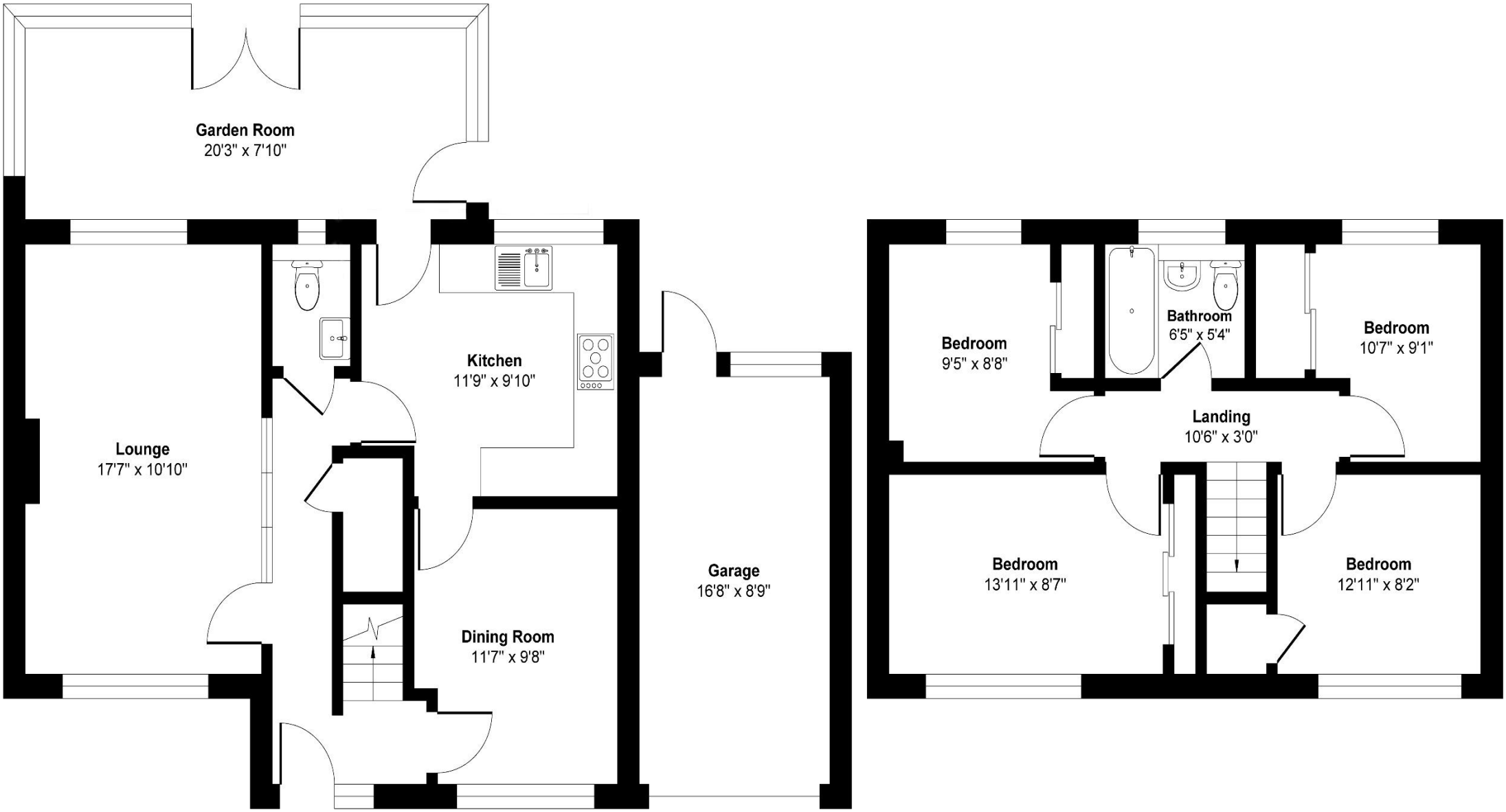
Location

Located within the established Wisp Green development in east Edinburgh, this home benefits from a quiet residential setting while remaining well connected to a wide range of local amenities. Fort Kinnaird retail park is close by, offering an excellent selection of shops, dining and leisure facilities.

Regular transport links provide convenient access to Edinburgh city centre and surrounding areas, with nearby green spaces and walking routes adding to the area's appeal. A practical, well-placed location combining everyday convenience with a relaxed neighbourhood feel.

Viewing Arrangements

By appointment with The Church of Scotland Law Department. Please email properties@churchofscotland.org.uk



Ground Floor
Approximate Floor Area
890 sq. ft

First Floor
Approximate Floor Area
477 sq. ft

Approx. Gross Internal Floor Area 1367 sq. ft

FOR ILLUSTRATIVE PURPOSES ONLY

Offers

Offers are invited and should be submitted in writing, through a Scottish solicitor. Please send offers via email in the first instance.

The Church of Scotland
Law Department

121 George Street
Edinburgh
EH2 4YN
Telephone: 0131 240 2263
Email: properties@churchofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest, via a Scottish solicitor, in writing or by Email with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers they receive.

Whilst the foregoing particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regards to all matters prior to offers.