



Solicitors & Estate Agents



Offers Over  
**£220,000**

# 12 Erroll Drive

The Wisp | Edinburgh | EH16 4GG

This stylish two-bedroom end-terraced villa forms part of a modern development within the popular Wisp area of the capital and offers well-proportioned accommodation presented in true move-in condition throughout. Ideally positioned close to local amenities, transport links, and nearby green spaces, whilst benefiting from private gardens and residents' parking, the property is perfectly suited to first-time buyers, young professionals, and growing families.

-  2 bedrooms
-  2 public rooms
-  1 bathroom
-  Private gardens
-  Residents' parking
-  EPC Band - C
-  Council Tax Band - C



## Description

The accommodation begins with a welcoming entrance hallway. The bright and airy lounge provides a comfortable space to relax, featuring a striking media wall with smart wooden panelling and an electric fireplace, together with a useful understairs cupboard. The immaculate kitchen/diner is stylishly finished with crisp white units and tiled flooring, and comes equipped with a range of integrated and freestanding white goods. Partial wall tiling to the splash areas provides easy upkeep, while the dining area creates a sociable space for everyday meals and entertaining. A convenient two-piece WC with tiled flooring completes the ground floor. The first-floor landing leads to two comfortable double bedrooms. Bedroom one enjoys a front-facing aspect and benefits from an integrated wardrobe with sliding mirrored doors, together with a useful over-stairs cupboard fitted with rails and shelving. There is also space for additional freestanding furniture. Bedroom two is another double with a peaceful rear-facing aspect and attic access. The flexible space could readily accommodate use as a nursery, home study, or dressing room. The well-kept bathroom suite features a rainfall shower over the bath and partial wall tiling.



Further benefits include gas central heating, double glazing, and security alarm system.

Factor fees of approximately £19 per quarter.

## Gardens & Parking

Externally, the property benefits from a private west-facing rear garden, arranged with split-level wooden decking and a rear access lane. An outdoor tap provides further convenience, while unallocated residents' parking is available nearby.

## Extras

Selected fixtures and fittings, including; integrated gas hob, oven, and hood, freestanding fridge-freezer, light fittings and fitted floor coverings. Other items may be available per separate negotiation.

## Viewing

By appointment through Neilsons 0131 625 2222.



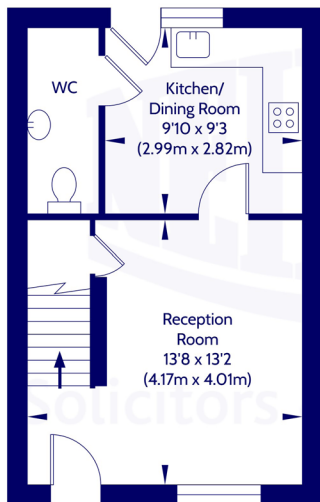


## Location

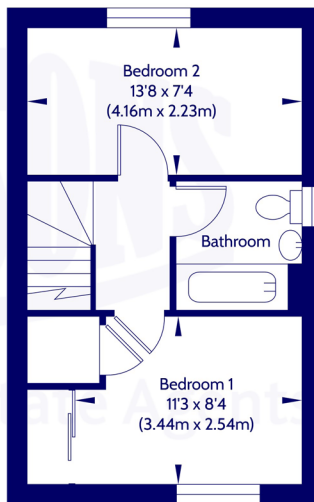
The Wisp is a popular residential area to the south-east of the city centre, well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high street shopping brands, modern cinema, state of the art gym and fine selection of restaurants 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.



Approx. Gross Internal Floor Area 58 Sq M / 620 Sq Ft.



Ground Floor



1st Floor

Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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