



RALPH SAYER
SOLICITORS & ESTATE AGENTS

27 Knight Crescent
The Wisp, Edinburgh EH16 4XA

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Tucked away in a modern development on the Wisp, this delightful four bedroom detached villa with integral garage, enjoys a peaceful yet well-connected address. Quick and easy access to the city by-pass, connects you to the major road networks, and the renowned beaches of East Lothian are a short drive away.

The property is beautifully presented, starting in the stylish south-facing sitting room, with patio doors opening onto the garden, an amazing kitchen/dining room where sleek cabinets, provide excellent storage and work surface space. Completing this floor is a handy home office or family snug and downstairs WC.

Upstairs are four excellent bedrooms; the master bedroom, boasts an en-suite shower room. Completing this appealing home is a stylish three-piece bathroom, with a shower fitted over the bath with a glazed screen.



Property Summary

- Detached family villa, on the Wisp
- Elegant sitting room
- Modern kitchen/dining room
- Downstairs WC
- Office/Snug
- Master bedroom with en-suite shower room
- Two double bedrooms
- Single bedroom
- Stylish three-piece bathroom
- Gas central heating & double glazing
- Front garden & south-facing enclosed rear garden
- Integral garage & driveway to front
- EPC Rating - B | Council Tax Band - F

Home Report Value - £350,000





Stunning
family home, with
south-facing garden











Gardens: There is a neat front garden and an enclosed south-facing rear garden laid to lawn, with shrub borders.

Parking: A monobloc driveway for two cars sits in front of the integral garage.

Extras: all fitted floor coverings, light fittings, blinds, and integrated kitchen appliances, included in the sale. Curtains are not included in the sale.

Factors: the development is factored by First Port Property for the approximate fee of £20 quarterly. This cost covers the maintenance of development grounds.





The Wisp



Lying just south of Craigmillar Castle and around 4.5 miles south-east of the city centre, the Wisp has benefitted from new housing developments and is an ideal location for easy access into the city or access to the city by-pass.

Local amenities can be found in nearby Craigmillar or more extensive shopping at nearby Fort Kinnaird retail park and Asda at the Jewel.

Leisure includes, Prestonfield and Duddingston golf courses, and fabulous walks in Holyrood Park. Edinburgh Royal Infirmary is close by; an easy 10 minute bike ride. The fabulous coastline of East Lothian, is only a short drive with it's beautiful beaches and renowned golf courses.

The area has regular bus services and easy access to the city bypass which links you to all the major road networks.

Let us help you find your next
dream property!



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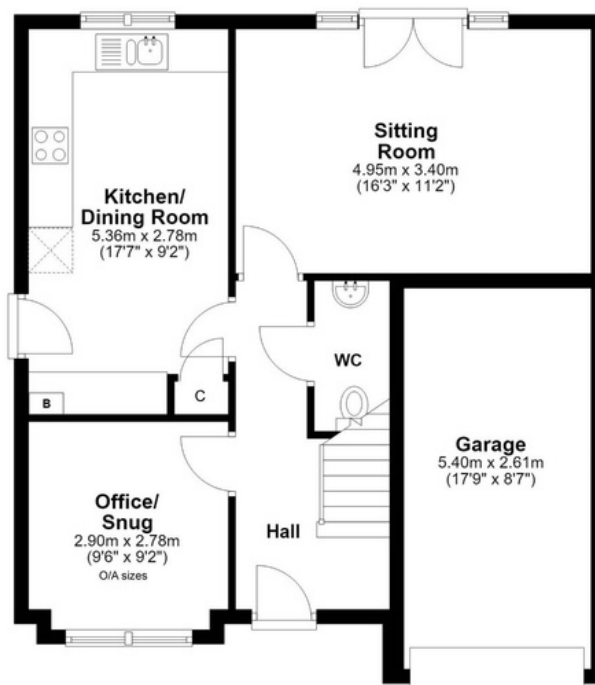
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DISCLAIMER

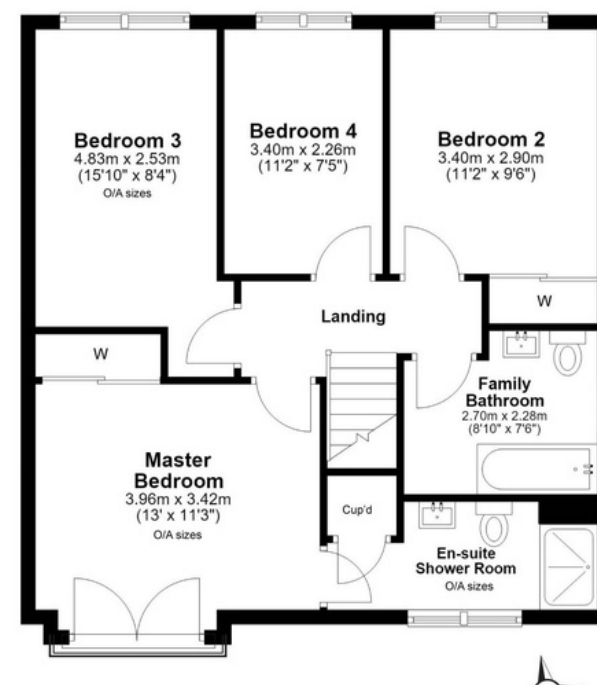
Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not 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.

Total Area: approx. 114.6 sq.metres (1233.9 sq. feet)
(Excluding Garage)



Ground Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



First Floor

Approx. 63.9 sq. metres (687.4 sq. feet)