



16 Lingerwood Lane
THE WISP | EDINBURGH | EH16 4WW


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Warners are delighted to present this impressive four-bedroom detached family home, presented to the market in true walk-in condition and offering beautifully finished, spacious accommodation within the popular Wisp area of Edinburgh. The property is complemented by a substantial mono-block driveway, integral single garage and an outstanding landscaped rear garden.

A welcoming entrance hallway provides direct internal access to the garage and leads to the bright and stylish living room, where a feature fireplace creates an attractive focal point. To the rear, the superb open-plan kitchen/dining/family room forms the heart of the home, providing generous space for both dining and relaxing furniture. The contemporary kitchen is fitted with sleek cabinetry, integrated appliances and under-cabinet lighting, while French doors open directly onto the rear garden. A separate utility room and convenient ground floor WC complete the downstairs accommodation.

Upstairs, there are four well-proportioned bedrooms, all benefiting from integrated wardrobe storage. Two of the bedrooms further benefit from their own stylish en-suite shower rooms, providing excellent facilities for family life, while a contemporary family bathroom serves the remaining bedrooms.

Externally, the generous mono-block driveway provides excellent off-street parking and leads to the integral single garage. The beautifully landscaped rear garden has been designed with outdoor living in mind, featuring artificial lawn, a large Indian sandstone patio and an attractive raised covered pergola, creating a superb setting for dining, entertaining and relaxing.

Further benefits include gas central heating and double glazing. The Wisp is conveniently positioned for Fort Kinnaird, Edinburgh Royal Infirmary and a wide range of amenities, with excellent road and public transport links providing easy access to the city centre, City Bypass and surrounding areas.

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

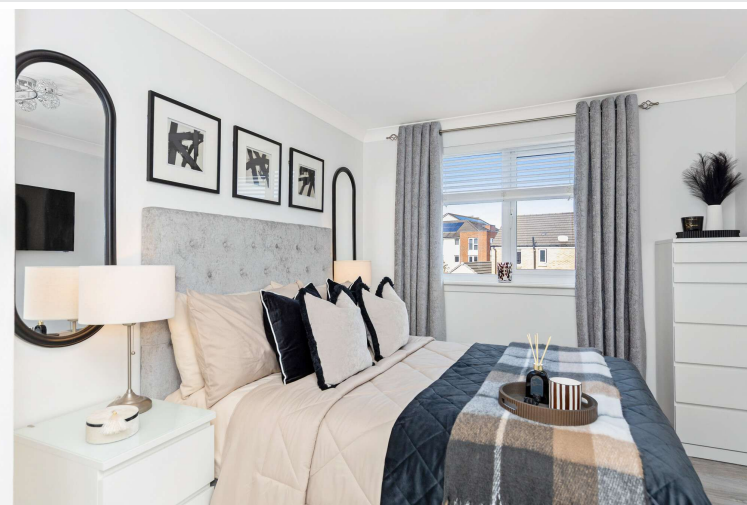
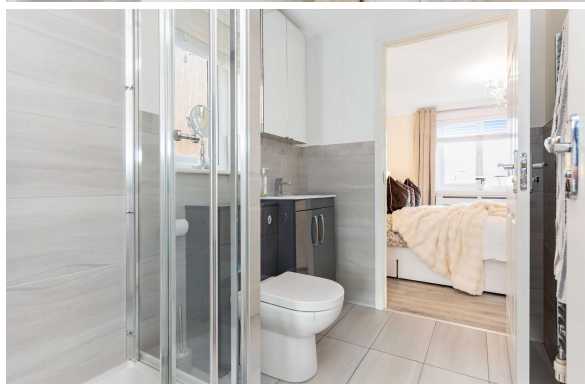




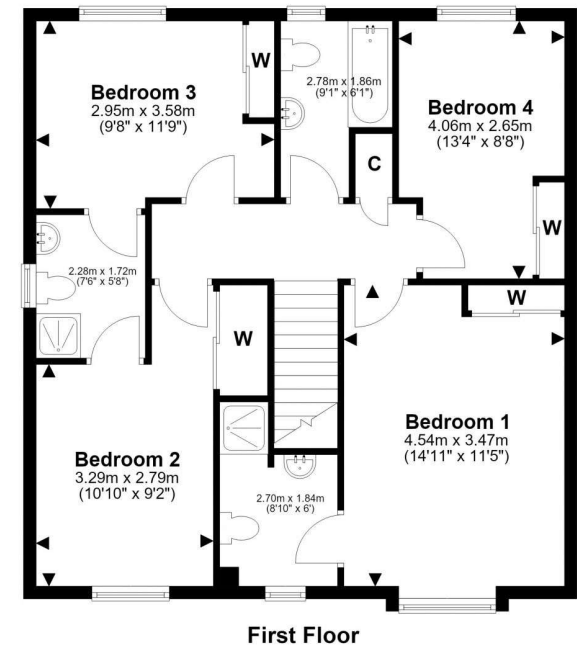
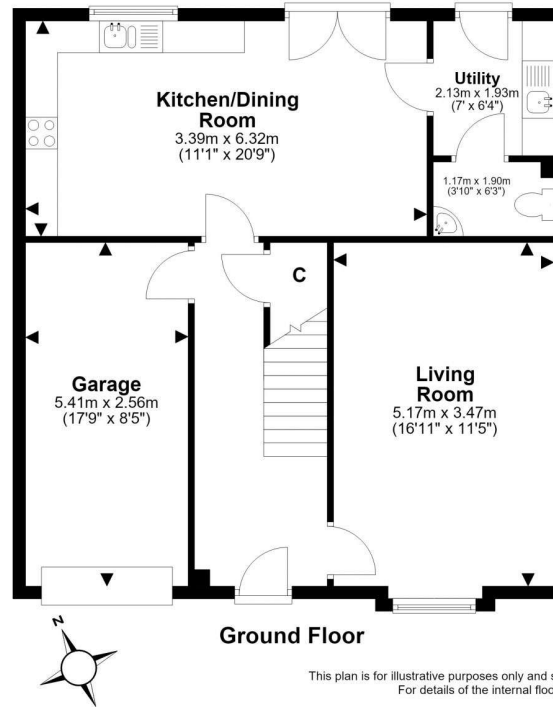
- Four-bedroom detached family home presented in true walk-in condition
 - Bright living room with feature fireplace
 - Spacious open-plan kitchen/dining/family room with integrated appliances and French doors leading directly to landscaped rear garden
 - Separate utility room and ground floor WC
 - Four bedrooms, all with integrated wardrobes
 - Two bedrooms with en-suite shower rooms
 - Contemporary family bathroom with stylish three piece suite, shower over bath
 - Large mono-block driveway
 - Integral single garage with internal access
 - Landscaped rear garden
 - Gas central heating and double glazing
- Integrated kitchen appliances and blinds will be included in the sale of the property. EPC: B CT: F
Factoring: First Port Property Services approx. £25 per quarter.



The Wisp is a popular area located approximately five miles south of Edinburgh's City Centre. A wealth of amenities can be found at nearby Fort Kinnaird and a little further afield in the town of Dalkeith and at Straiton Retail Park. Dalkeith Country Park and a choice of golf courses are within easy reach. The Wisp is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.