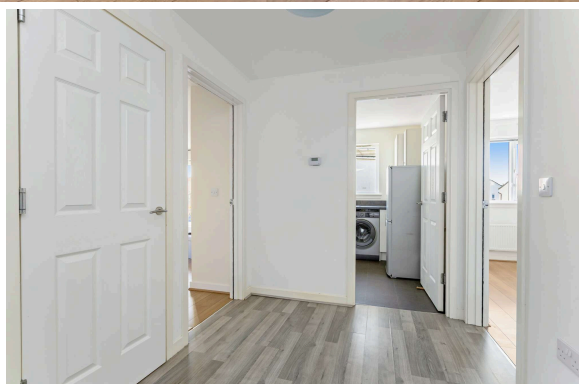




9/5 Pringle Drive
THE WISP | EDINBURGH | EH16 4XB


warner's
solicitors & estate agents



9/5 Pringle Drive

THE WISP | EDINBURGH | EH16 4XB

Set in the heart of a modern, manicured development, moments from the Royal Infirmary, excellent amenities at Fort Kinnaird and quick transport links is this spacious first floor apartment. Boasting a corner aspect which floods the room with an abundance of natural light, ample resident's parking, gas central heating and double glazing this property would make an ideal buy in a highly sought-after location.

The accommodation comprises a welcoming entrance hallway with a deep storage cupboard, a bright dual aspect lounge with two Juliet balconies and generous living and dining space, a contemporary kitchen with attractive units and sleek worktops, a large principal bedroom with built-in mirrored wardrobes and an elegant en-suite shower room, a second well-proportioned double bedroom and the flat is completed by a stylish main bathroom with three piece suite.

- Modern first floor apartment in sought-after location
- Close to Royal Infirmary and Fort Kinnaird
- Landscaped communal grounds and resident's parking
- Welcoming hallway with good storage
- Bright corner aspect lounge with two Juliet balconies
- Contemporary kitchen with attractive units
- Two bathrooms
- Gas central heating and double glazing.

Energy Rating B. Council Tax C.

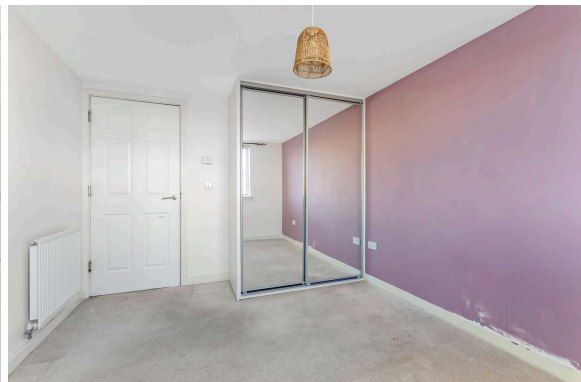
Factor payable to First Port Fifth Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL No deposit. Approx charges of £160 per quarter.

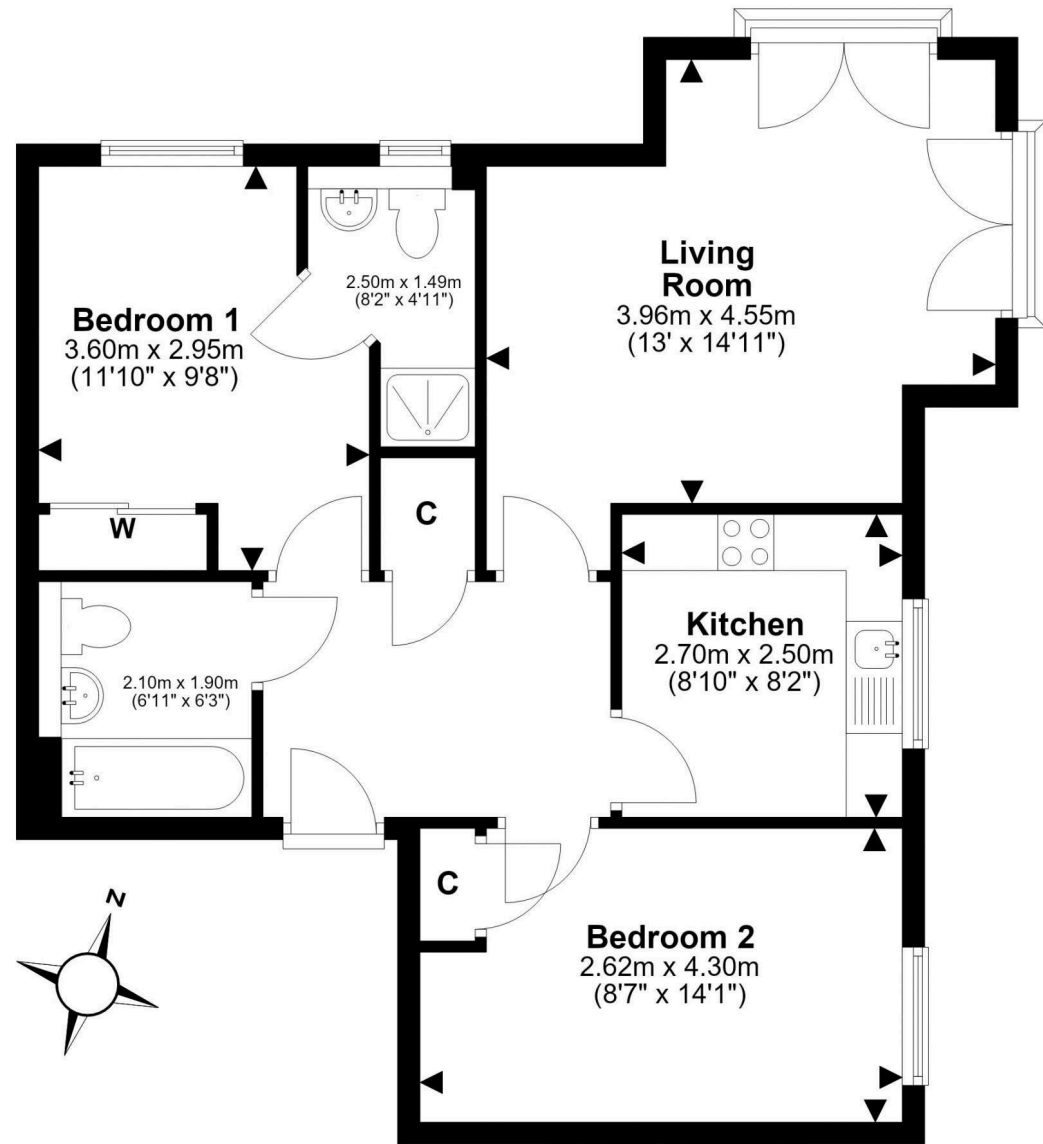
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.

Extras included in this sale will be blinds, wardrobe from second bedroom, oven, and cooker hood. Fridge/freezer and washing machine may be available by separate negotiation.





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.