



9 Lingerwood Lane

The Wisp, Edinburgh, EH16 4WW

We sell homes, not just houses





Forming part of a sought-after modern development in The Wisp development in Edinburgh, this mid-terraced house is beautifully presented with stylish, contemporary interiors and enjoys three bedrooms, a good-sized living room, a dining kitchen, two bathrooms, and a separate WC. Externally, it is accompanied by a south-facing garden and access to unrestricted parking bays.

A hallway (with a useful WC) welcomes you into the home and sets the tone for the stylish interiors to follow with neutral décor and oak-styled flooring. To the left of the hall lies a living room, offering plenty of space for configurations of lounge furniture and elegantly presented with neutral décor, an understated accent wall, and the same wood-styled flooring as the hall. The living room affords access to a kitchen, providing space for a sociable dining area and well-appointed with modern matte-white wall and base cabinets, spacious wood-inspired worktops, and integrated appliances comprising an oven, gas hob, and extractor fan. Provision is also made for freestanding and undercounter goods. The room is filled with sunny natural light through south-facing glazing, including French doors opening onto a patio in the rear garden.

Features

- Mid-terraced house in The Wisp
- Beautifully presented, modern interiors
- Entrance hall with WC
- Elegant living room
- South-facing dining kitchen
- Principal bedroom with built-in wardrobe and en-suite
- Two further bedrooms
- Family bathroom with shower-over-bath
- South-facing rear garden
- Unrestricted parking bays
- Gas central heating and double glazing
- Freehold Property
- EPC Rating - B
- Council Tax Band - D





“The living room affords access to a kitchen, providing space for a sociable dining area. The room is filled with sunny natural light through south-facing glazing, including French doors opening onto a patio in the rear garden.”







Upstairs, a landing leads to the home's three bedrooms and a bathroom. The bedrooms are all individually decorated and carpeted for optimum comfort underfoot, and the principal boasts a mirrored built-in wardrobe and an en-suite shower room. Finally, the family bathroom comprises a bath with an overhead shower, a glazed screen, and a tiled surround, a pedestal basin, and a WC. A gas central heating system used in conjunction with a smart meter for electricity and double glazing ensures year-round comfort and efficiency.

Externally, the house boasts a favourably south-facing rear garden featuring a well-kept lawn and a patio for outdoor dining furniture. Unrestricted parking bays can be found to the front of the property.

Extras: All fitted floor coverings, window coverings, some light fittings, integrated kitchen appliances, and the shed will be included in the sale.

The Wisp

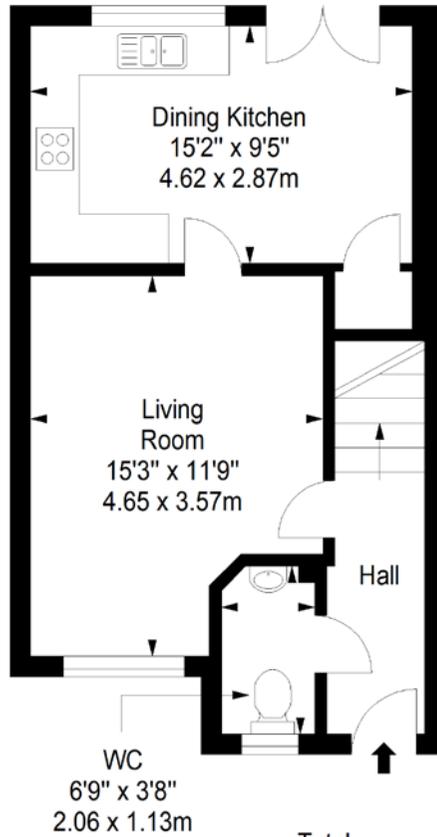
Set some five miles southeast of the city centre, The Wisp promises a fantastic setting for young families and professionals keen to escape the hustle and bustle of the capital without leaving the city limits. The Wisp is also the perfect location for medical and research professionals working at Edinburgh Royal Infirmary and within Edinburgh BioQuarter or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from a large supermarket, so have no shortage of retail and leisure facilities at their disposal. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The property falls within the catchment area for well-regarded primary and secondary schools. The Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington – perfect for those looking to explore the surrounding countryside and idyllic coastline, including Portobello Beach. Newcraighall station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.



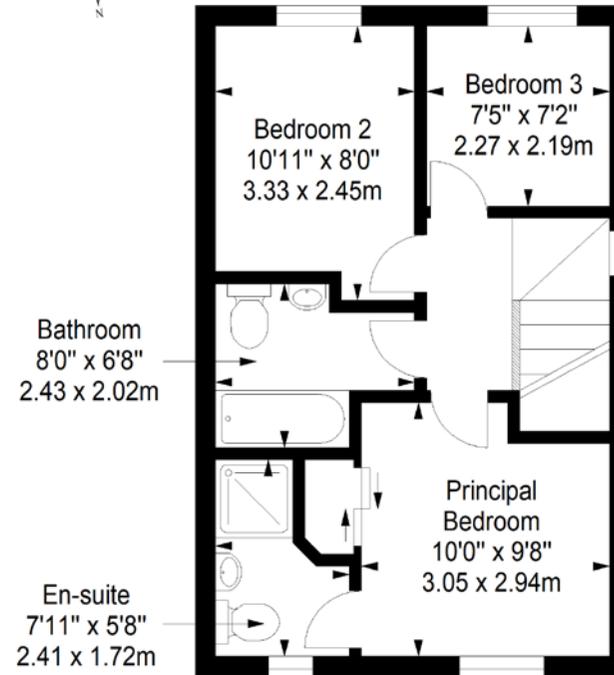


Floorplan

Ground Floor
Approx. 39.1 sq. metres (420.9 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.5 sq. feet)

20-22 Torphichen Street, Edinburgh, EH3 8JB
0131 337 7771
www.clancys-solicitors.co.uk

rightmove OnTheMarket



DISCLAIMER
These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute or form part of an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.