

Flat 1, 33 Pringle Drive

EDINBURGH, EH16 4XB



*SPACIOUS ONE BEDROOM
GROUND FLOOR FLAT*



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McEwan Fraser Legal is delighted to present this one-bedroom generously proportioned ground floor flat in the popular area which has seen much investment of the Wisp.

Inside, the property comprises of a spacious living area which is flooded with natural light and offers various possibilities for furniture arrangements, including dining space. The fully equipped breakfasting kitchen which is generously proportioned with a mixture of free-standing and integrated appliances, from hob, fan oven to fridge freezer and washing machine. The kitchen is modern and benefits from upgrades. There is one spacious double bedroom which has freestanding storage options. The flat benefits from one generously proportioned, internal bathroom which has a shower over the bath and is modern in finish.

In addition to this, the property includes excellent storage, gas central heating, double-glazed windows and resident parking to the rear of the property as well as on-street parking within the development.



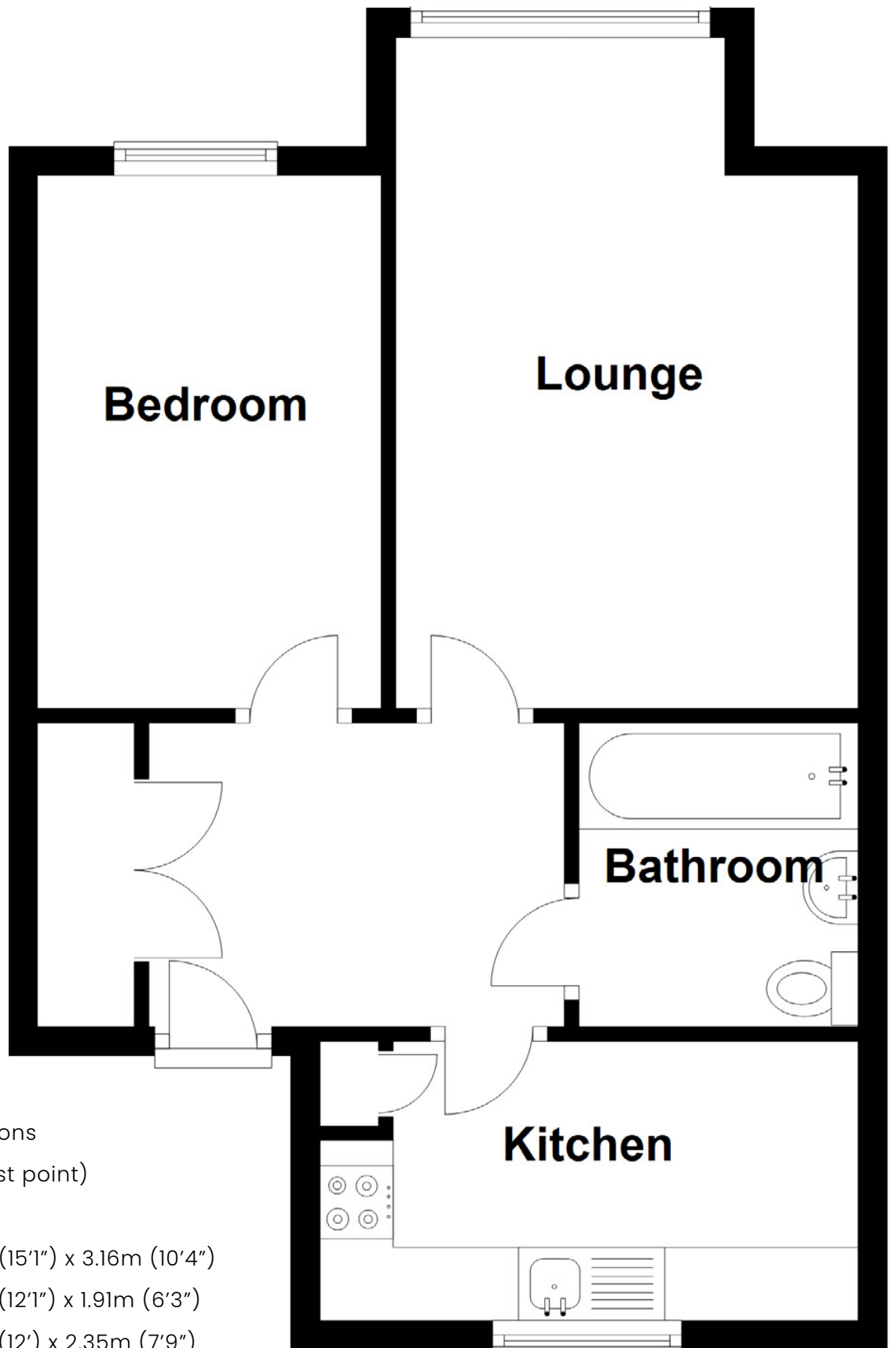




The Bedroom







Approximate Dimensions
 (Taken from the widest point)

Lounge	4.59m (15'1") x 3.16m (10'4")
Kitchen	3.68m (12'1") x 1.91m (6'3")
Bedroom	3.65m (12') x 2.35m (7'9")
Bathroom	2.08m (6'10") x 1.91m (6'3")

Gross internal floor area (m²): TBCm²
 EPC Rating: TBC

Extras (Included in the sale): White goods/fittings
 may be available by separate negotiation.



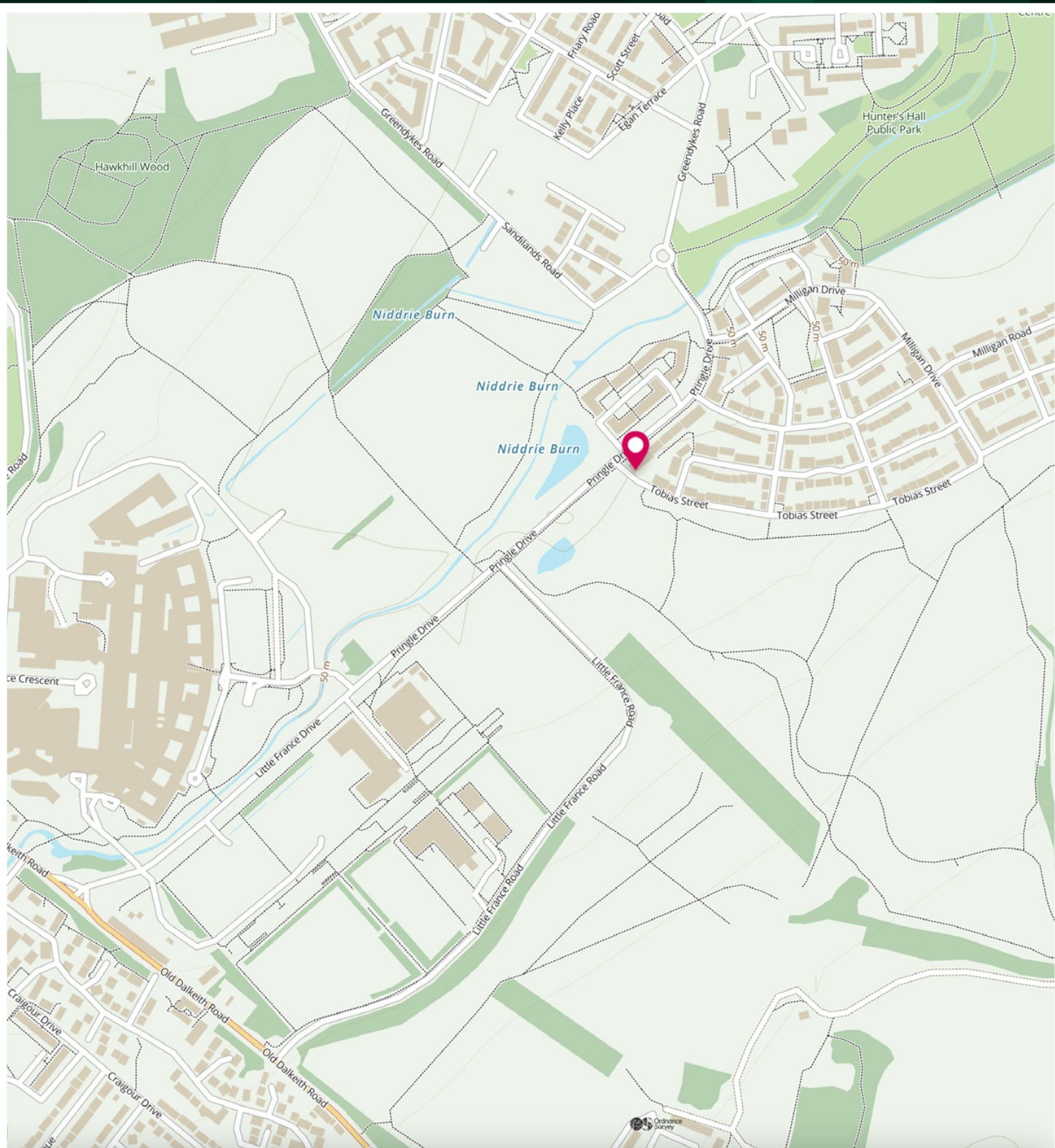


The Wisp area of Edinburgh, situated southeast of the city centre, offers a mix of residential properties and convenient access to amenities.

The neighbourhood primarily consists of modern housing developments, including apartments, townhouses, and family homes, providing residents with a range of housing options. While predominantly urban, the Wisp area is near green spaces such as Craigmillar Castle Park and Duddingston Golf Club, providing opportunities for outdoor activities and leisure. The area benefits from good transport connections, with major roadways like the A1 and A720 Edinburgh City Bypass facilitating travel by car. Public transportation options, including bus services, offer regular routes to the city centre and surrounding areas. Residents have access to essential amenities such as retail parks, supermarkets, and dining options nearby. Additionally, schools, healthcare facilities, and recreational amenities are within reach, catering to residents' needs.

In summary, the Wisp area of Edinburgh provides a residential environment with convenient access to amenities and transport links, suitable for individuals and families looking for a balanced urban lifestyle.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
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Text and description
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