16 Raith Drive,
Edinburgh, EH16 4ZP



4 1 2 114 B

16 Raith Drive,
Edinburgh, EH16 4ZP

Forming part of a modern development and located on a quiet no through lane is this well presented and spacious detached house which would make an ideal family home. The property has gas central heating and double glazing.
The accommodation includes an entrance hallway with cloakroom off with two piece white suite.The good sized lounge has window to the front whilst the kitchen has a storage cupboard, window and French doors leading to the rear garden, ample space for dining and is fitted with a range of modern base and wall units with the oven, hob, hood, fridge/freezer and dishwasher to remain. There is a utility room with base unit, door to side and space for washing machine and freezer or tumble drier. A carpeted staircase leads to the upper galleried landing with cupboard and window to front.The principal bedroom has a full window to the front with Juliet balcony, fitted wardrobe and an en-suite shower room fitted with a two piece white suite, double shower and window to side.There are three further spacious bedrooms and completing the accommodation is the bathroom fitted with a three piece white suite with window to rear.
Externally there is a good sized rear garden which is fully enclosed and is mainly laid to lawn. A driveway to the front provides off street parking and leads to the single attached garage with power and light.There is an EV point at the side of the house.
Early viewing is essential to fully appreciate this lovely, well-proportioned family home.
There is a factoring arrangement in place for the upkeep of the green spaces in the development with an annual payment of approximately £80.
The Wisp is a popular residential area to the South East of the City Centre, well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, state of the art gym and fine selection of restaurants are moments away and the area is well situated for access to Craigmillar Castle, Portobello for pleasant strolls along the beach and there are sprawling green spaces for charming walks at Arthur's Seat and the surrounding local parks. The Wisp is conveniently located close to the Edinburgh Royal Infirmary and Queen Margaret University whilst there are first rate bus routes on your doorstep and quick access by car to East Lothian, Midlothian, the City Bypass and Edinburgh International Airport.









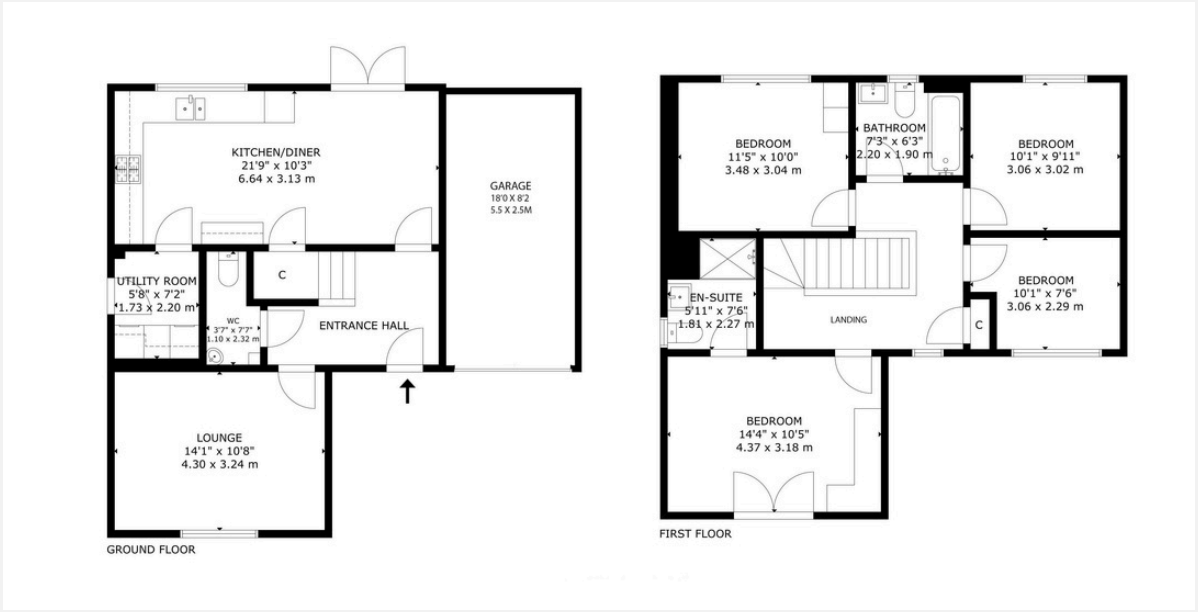












Accommodation

Lounge:	4.4m x 3.25m (14'1" x 10'8")
Dining Kitchen:	6.63m x 3.12m (21'9" x 10'3")
Bedroom 1:	4.37m x 3.18m (14'4" x 10'5")
En-Suite:	2.29m x 1.8m (7'6" x 5'11")
Bedroom 2:	3.48m x 3.05m (11'5" x 10')
Bedroom 3:	3.07m x 3.02m (10'1" x 9'11")
Bedroom 4:	3.07m x 2.29m (10'1" x 7'6")
Bathroom:	2.2m x 1.9m (7'3" x 6'3")
Garage:	5.49m x 2.5m (18' x 8'2")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

For more information or to register your interest, please contact:

Aberdein Considine
40-44 Elm Row, Edinburgh, EH7 4AH
47 Lothian Road, Edinburgh, EH1 2DJ
0131 222 9000

edi@acandco.com
acandco.com

Agent's Note

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures & fittings. All fixtures and fittings mentioned in these particlars are included in the sale. All others in the property are specifically excluded. Photographs: Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property

Aberdein Considine