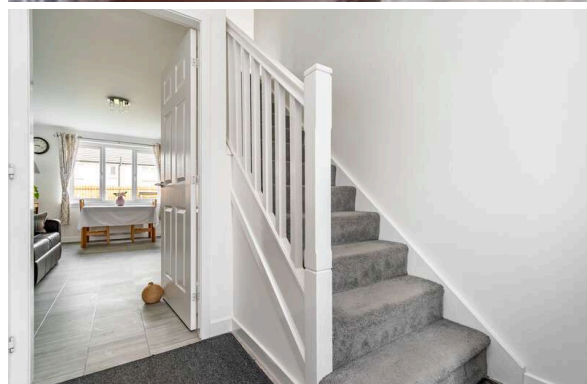




13 Tobias Street
THE WISP | EDINBURGH | EH16 4WG


warners
solicitors & estate agents



13 Tobias Street

THE WISP | EDINBURGH | EH16 4WG

Superb family home forming a detached villa with three double bedrooms, private gardens and garage, beautifully positioned to enjoy the south-facing aspect across parklands opposite.

Viewing is highly recommended to appreciate the light and spacious interior of this lovely home, which boasts attractive fittings and all modern comforts throughout. The accommodation comprises a comfortable living room, kitchen fitted out with sleek grey gloss units and space for a breakfasting table, three double sized bedrooms (two benefiting from built-in storage), a well fitted en-suite with mixer shower off the main bedroom, the family bathroom with electric shower, and a downstairs WC facility. Families will be keen on the well proportioned and fully enclosed rear garden, which is safe for young children or pets. A driveway with parking space for two cars leads to the garage with power. Directly opposite the property lies the green expanse and scenic walkways of Little France Park. This is an exceptionally convenient location for those connected to the Royal Infirmary, which is only a short distance away, as are the fabulous amenities at Fort Kinnaird.

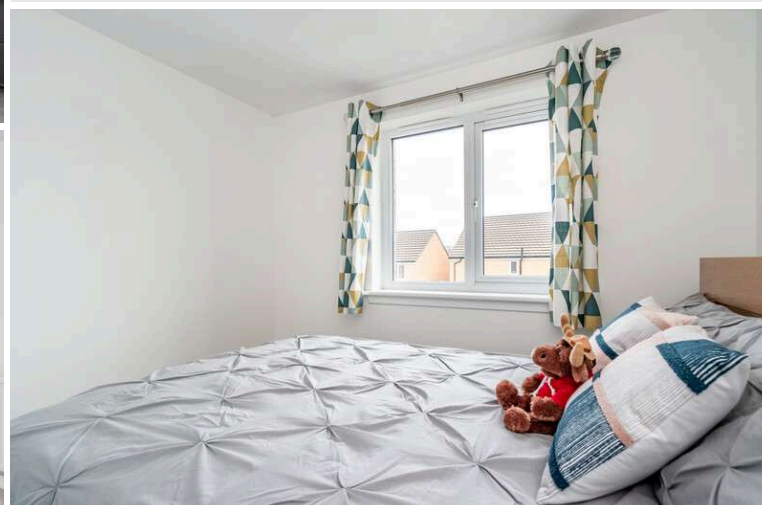
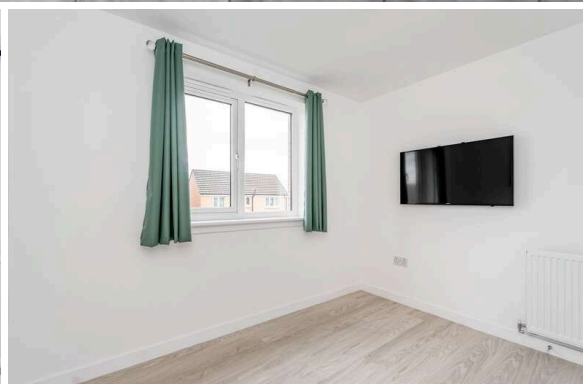
- Living room
- Stylish breakfasting kitchen
- Entrance hall and WC
- Three double bedrooms
- En-suite off principal room
- Family bathroom
- Gas central heating
- Double glazing
- Private gardens front and rear
- Garage and drive
- Easy access to Royal Infirmary and Fort Kinnaird

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



All kitchen appliances will be included in the sale while the curtains, blinds and furniture items can be available with separate negotiation. EPC Rating C.

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.





Tobias Street, EH16 4WG



Approx. Gross Internal Area
950 Sq Ft - 88.26 Sq M
(Including Garage)
For identification only. Not to scale.
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