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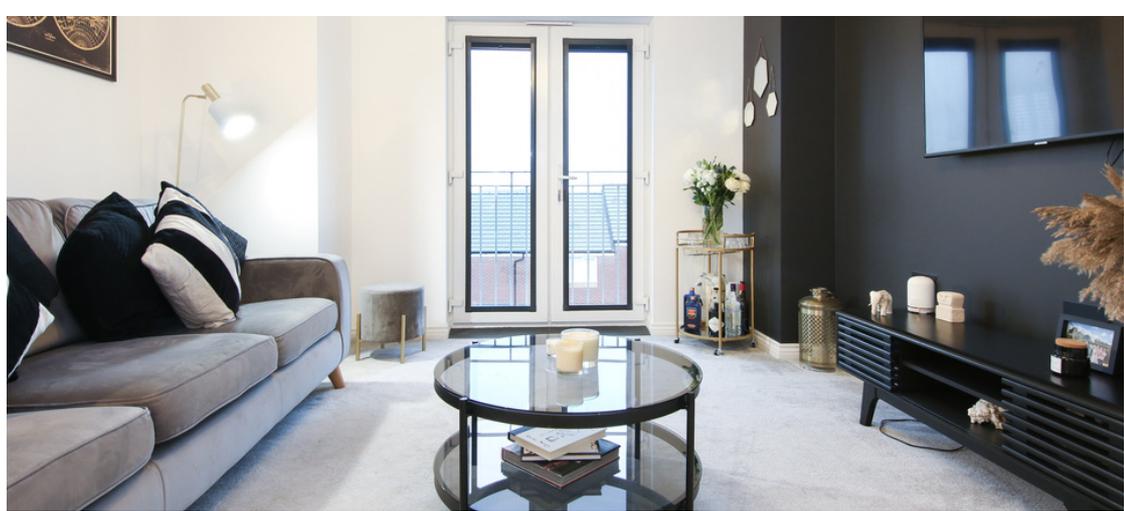
**1/10, Bowes Place**

**EDINBURGH, EH16 4WL**



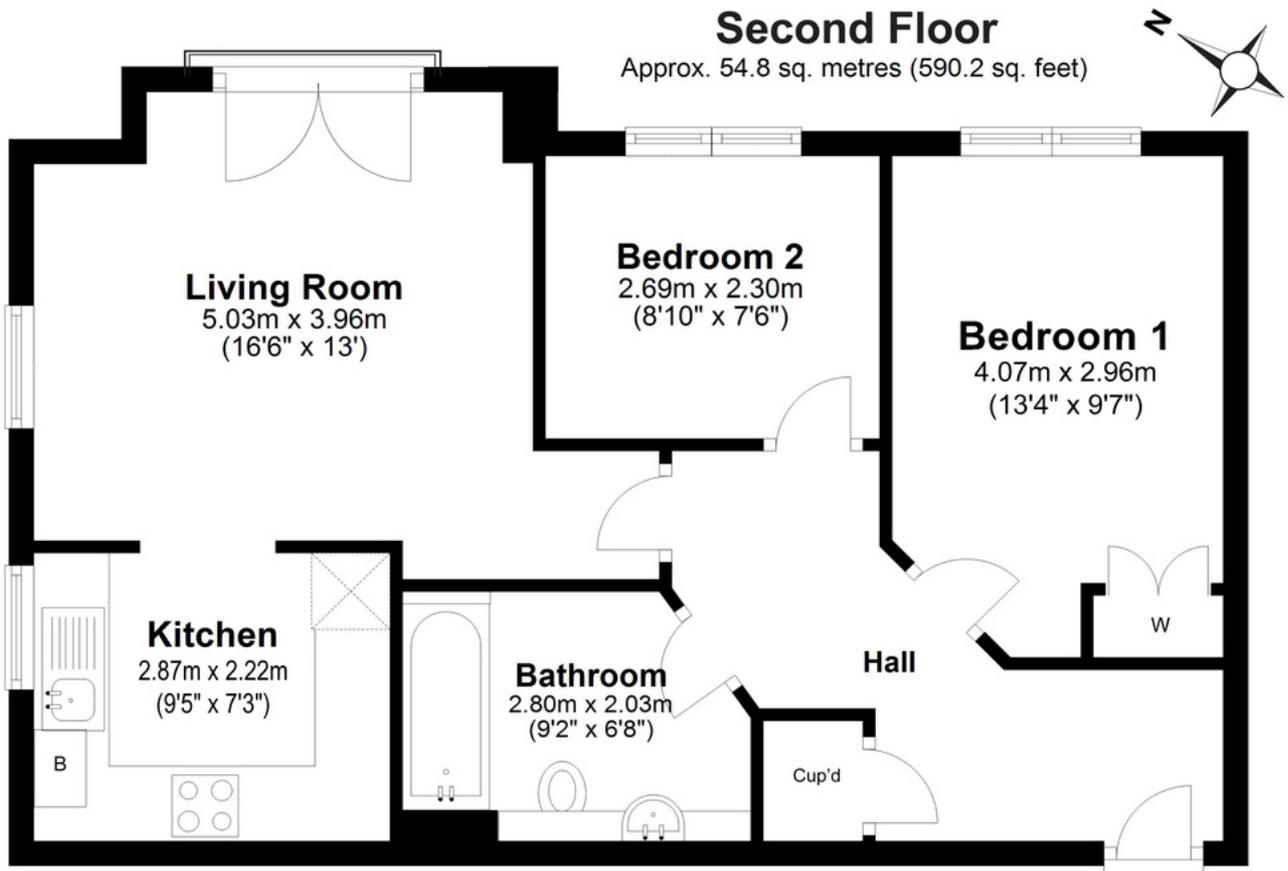
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# STYLISH INTERIOR



ODERN

# FLOORPLAN



## THE WISP

Lying just south of Craigmillar Castle and around 4.5 miles south-east of the city centre, the Wisp has benefitted from new housing developments and is an ideal location for easy access into the city or access to the city by-pass. Local amenities can be found in nearby Craigmillar or more extensive shopping at nearby Fort Kinnaird retail park and Asda at the Jewel. Leisure includes, Prestonfield and Duddingston golf courses, and fabulous walks in Holyrood Park. Edinburgh Royal Infirmary is close by; an easy 10 minute bike ride. The area has regular bus services and easy access to the city bypass which links you to all the major road networks.

TO ARRANGE A VIEWING PLEASE CALL 0131 225 5567  
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[WWW.RALPHSAYER.COM](http://WWW.RALPHSAYER.COM)



**A** lovely modern two bedroom apartment, situated on a prime corner position, in a popular modern development on the Wisp. The property offers stylish city living on the outskirts of Edinburgh. On the second (top) floor, the front door opens into a welcoming hallway, which boasts a large storage cupboard. At the end of the hall, you find the stylish living room, which enjoys the corner position and so, a fabulous dual aspect; including patio doors with 'juilet' balcony. Adjacent, the modern fitted kitchen, is semi-open plan to living area, and provides a good amount of storage, along with a range of integrated appliances. There are two good size double bedrooms, one features a fitted wardrobe and finally, there is a spacious three piece bathroom. The property also benefits from gas central heating, double glazing and there is ample residents parking space.



# TWO BEDROOMS





# RALPH SAYER

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#### DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report.

These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any regulations. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.