



Solicitors & Estate Agents



Offers Over

**£180,000**

## 56/3 Milligan Drive

The Wisp | Edinburgh | EH16 4WD

This attractive first floor flat forms part of an established modern development in the sought after area of The Wisp. Located close to excellent amenities and transport links, the property is in move in condition, having been freshly painted throughout, and will undoubtedly appeal to first time buyers and professionals.

 2 bedrooms

 1 public room

 2 bathrooms

GCH & DG

 Residents parking

 EPC rating – B

 Council tax band - E

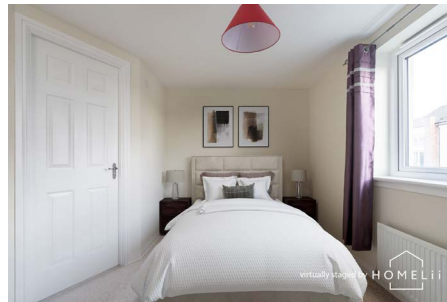


virtually staged by HOMELi

## Description

The well proportioned accommodation briefly comprises of entrance hall with entryphone system and two storage cupboards, bright and airy lounge with a French door opening onto a Juliet balcony, modern kitchen with a range of wall and base units with co-ordinated worktops, double bedroom one with en-suite shower room, double bedroom two, and a partially tiled bathroom with a white suite and shower over the bath. The property further benefits from gas central heating, double glazing and new flooring in the kitchen and bathrooms.

*This property has been subject to virtual staging. It should be noted that the property is currently empty as per the "before" images which have also been uploaded for perusal.*



virtually staged by HOMELi

## Extras

All fixtures and fittings will be included in the sale along with the gas hob and electric oven, brand new fridge/freezer, and washing machine.

## Gardens and Parking

The property is surrounded by landscaped communal gardens and there is residents parking.

## Factoring

The common areas and garden grounds are factored by SG Property Management at a cost of approximately £150 per quarter and this also includes buildings insurance.

## Viewing

By appointment through Neilsons (0131 625 2222).





## Location

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 Kinnaid Retail Park with its abundance of high-street shopping brands, modern cinema, gym and fine selection of restaurants is closeby 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.

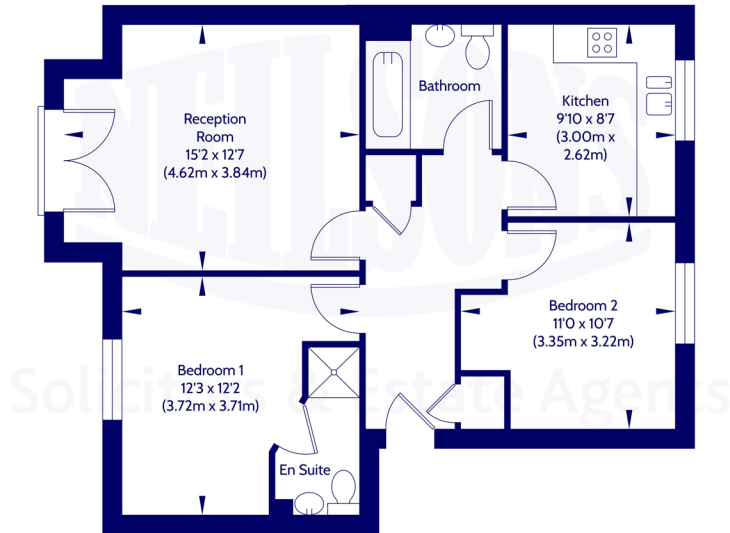






Approx. Gross Internal Floor Area 61.85 Sq M / 666 Sq Ft.

### First Floor



Area excludes garages, outbuildings, attics and eaves if applicable.  
All measurements are approximate. Not to scale. For identification only.  
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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