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Offers Over

£205,000

4 Milligan Drive

The Wisp | Edinburgh | EH16 4WJ

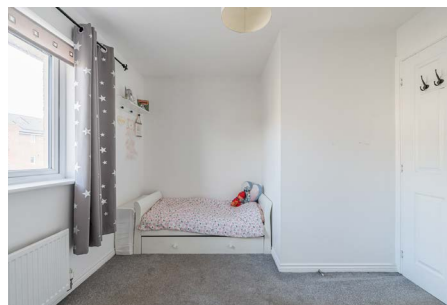
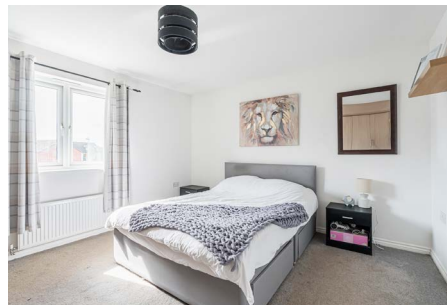
Situated within a modern and well-maintained development, this beautifully presented two-bedroom end-terrace property offers an ideal opportunity for first-time buyers or young professionals. The home is located within easy reach of excellent local amenities, including the nearby Fort Kinnaird retail park, and benefits from excellent transport links.

-  2 Bedrooms
-  1 Public Room
-  1 Bathroom
-  Residents Parking
-  Enclosed Rear Gardens
-  EPC Rating – D
-  Council Tax Band – C



Description

The accommodation is bright and welcoming throughout. On the ground floor, the hallway includes a useful WC and leads into a spacious rear-facing reception room, featuring stylish modern décor and glass doors opening directly onto the enclosed rear garden, perfect for entertaining or relaxing. To the front of the home, the contemporary kitchen is fitted with a range of wall and base units and includes integrated appliances, creating a practical and appealing cooking space. Upstairs, there are two well-proportioned double bedrooms. The rear-facing bedroom benefits from built-in storage and overlooks the garden, while the second bedroom, to the front, is finished with soft carpeting and offers ample space. A modern bathroom completes the upper level, fitted with a three-piece white suite and shower over the bath.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, the fully enclosed rear garden features both lawn and decking areas, providing an ideal setting for outdoor enjoyment. The property also benefits from residents parking to the rear, with ample visitor spaces available throughout the development.

Viewing

Please contact Neilsons on 0131 625 2222.



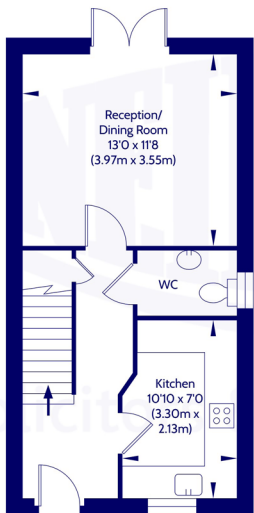


Location

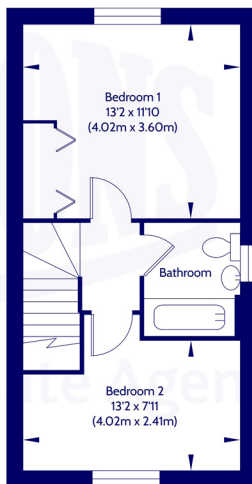
The Wisp is a popular residential area to the South East of the City Centre, well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, gym and fine selection of restaurants is closeby and 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 66.19 Sq M / 712 Sq Ft.



Ground Floor



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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