



28 Milligan Road, Edinburgh, EH16 4ZD

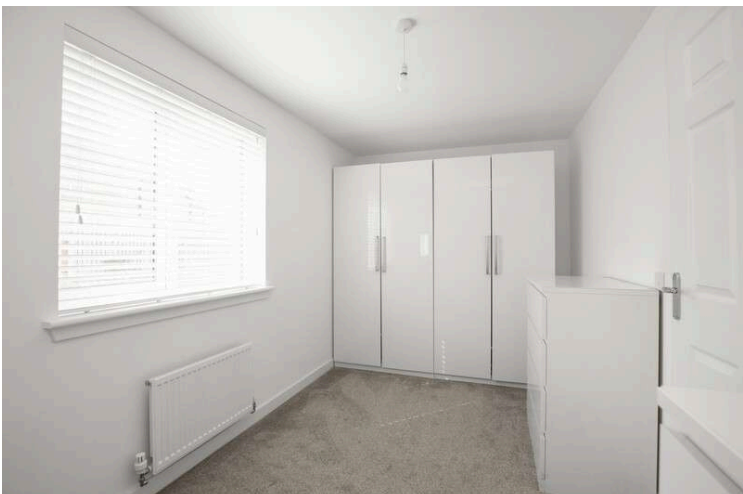
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A must on your viewing list this delightful two bedroom end of terrace property is an ideal first time buy offering bright and spacious accommodation. The property forms part of a modern development set within the Wisp area of Edinburgh, close to many local amenities and transport links whilst being well placed for easy access to the City Centre and Edinburgh Royal Infirmary. Presented to the market in good order throughout, we would recommend an early viewing.

- Bright and spacious front facing living room with a useful storage cupboard.
- Breakfasting kitchen with a range of wall and base units along with integrated appliances, door with direct access to the rear garden.
- Downstairs cloaks comprising WC and wash hand basin.
- Staircase to the upper level.
- Double bedroom front facing.
- Rear facing double bedroom, hatch to attic storage.
- Bathroom comprising WC, wash hand basin and bath with shower over.
- Gas central heating.
- Double glazing.
- Private garden to the front and rear.
- Residents and visitors parking.



## Location

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.

## Extras

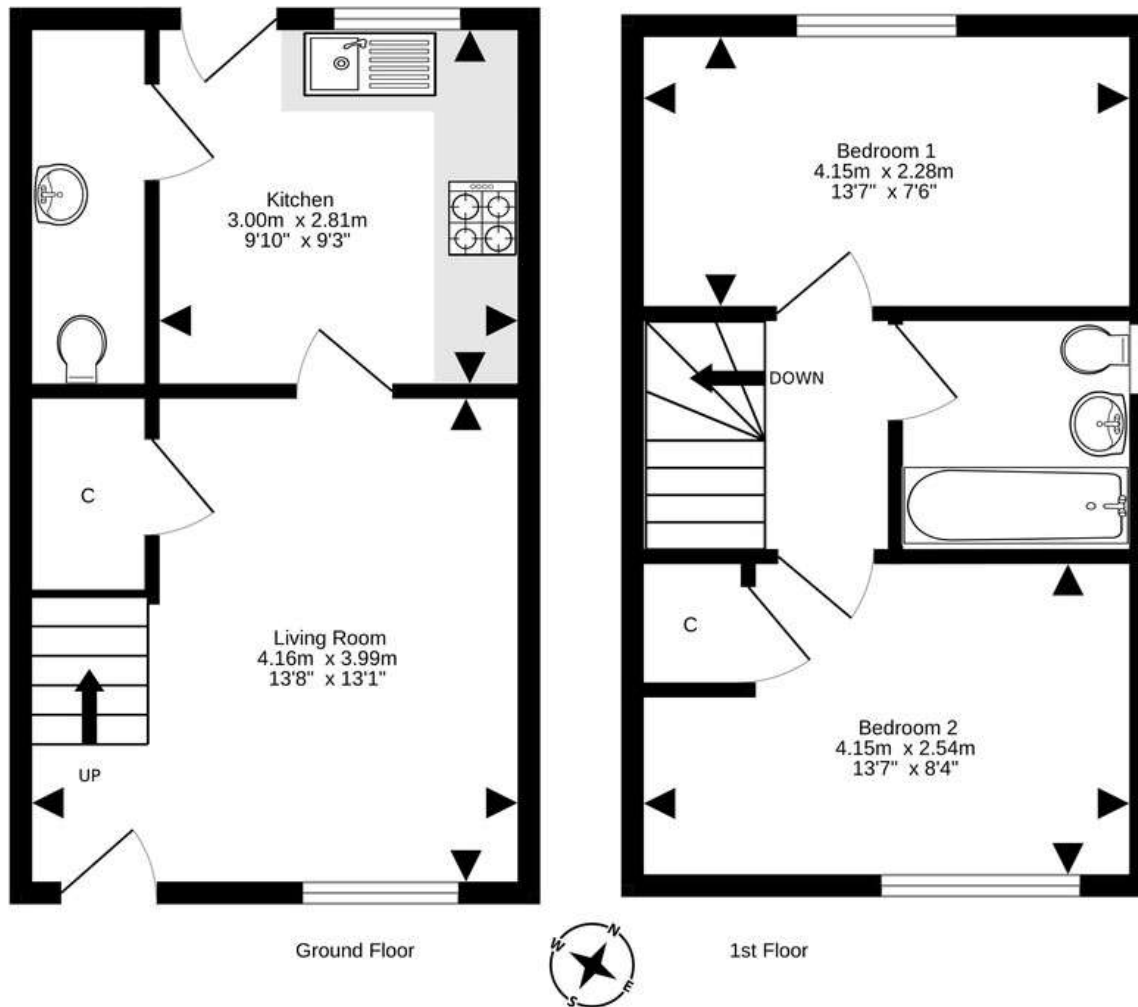
Included in the sale are the integrated kitchen appliances, fixtures & fittings and floor coverings.

## Price & Viewing

For price and viewing information or further details on this property please contact agent

EPC Band - C





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.  
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Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic 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. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.

