

Peebles
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Offers Over £215,000

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59 Milligan Drive, Edinburgh, EH16 4XD



A delightful two-bedroom end-terraced home nestled in the desirable residential area of The Wisp, Edinburgh. Built in 2021, this modern property boasts a well-designed layout that perfectly balances comfort and functionality. Ideal for first-time buyers, young families, or those looking to downsize, it offers a contemporary living experience in a sought-after location. With excellent transport links, modern amenities, and nearby green spaces, this home caters to a variety of lifestyles.

Accommodation

GROUND FLOOR

- * Living Room with large under stair storage
- * Kitchen with integrated oven, hob and extractor fan
- * Cloakroom

FIRST FLOOR

- * Upper landing
- * Spacious double bedroom with fitted wardrobes
- * Further double bedroom
- * Bathroom with over-bath shower

ADDITIONAL INFORMATION

- * Gas central heating
- * Double glazing
- * Private fully enclosed garden to the rear
- * Ample on-street / residents parking



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TOTAL: 58 m2
BELOW GROUND: 28 m2, FLOOR 2: 30 m2
EXCLUDED AREAS: GARDEN: 42 m2, PATIO: 27 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



Situation

Scotland's capital city Edinburgh boasts not only a long and interesting history, but all the modern day amenities one could ask for. Milligan Drive is located to the south, east of the Capital. A regular bus service operates to and from the City Centre and surrounding areas, and City By-Pass is located nearby providing access to surrounding districts. The nearby bustling Fort Kinnaird Retail Park is a short distance away where a variety of shops can be found including, fashion, craft, toys and gifts, together with well-known food outlets and Cinema. The property is just a five minute walk from Edinburgh Royal Infirmary (which now includes the sick kids' hospital) as well as an excellent range of independent shops including general stores, bakeries, hairdressers, pharmacy and takeaways. The area enjoys excellent schooling at all levels with Castleview Primary a short walk away and within the catchment area for Castlebrae High School. Edinburgh also boasts many excellent state and independent schools, as well as several universities, including one of Scotland's 'ancient universities'; the highly regarded University of Edinburgh. The city attracts visitors year round due to its reputation as a culture, sport, history and business hub, with activities including the Edinburgh Festival, Military Tattoo, International Rugby fixtures and Hogmanay celebrations.

Fixtures and Fittings

All fitted floor coverings, blinds and integrated appliances are included. No warranty will be provided in respect of the white goods.

Services

Mains gas, electricity, water and drainage.

EPC

C

Council Tax

City of Edinburgh Council Tax Band C.

Offers

Offers should be submitted in proper legal form to the Selling Agents. Any prospective purchaser wishing to be informed of a closing date should notify the Selling Agents as soon as possible. The Selling Agents reserve the right to sell the property without setting a closing date and do not bind themselves to accept the highest of any offer.

Interested in this property?

Peebles

Call 01721 723999

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Whilst these particulars are prepared with care and are believed to be accurate neither the Selling Agent nor the vendor warrant the accuracy of the information contained herein and intending purchasers will be held to have satisfied themselves that the information given is correct.