



BLACKWOOD & SMITH LLP
SOLICITORS & ESTATE AGENTS



5 MILLIGAN ROAD

THE WISP, EDINBURGH, EH16 4ZD



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WELCOME TO

5 MILLIGAN ROAD

Forming part of a sought-after contemporary development in The Wisp, this detached house is beautifully presented with modern fixtures and fittings and tasteful décor throughout, and it offers three bedrooms, a spacious reception room, a kitchen, two bathrooms, and a separate WC. Externally, it is accompanied by a good-sized garden, a garage, and a driveway.

FEATURES

- Detached house in The Wisp
- Attractive, modern interiors
- Entrance hall with WC
- Spacious living/dining room
- Contemporary breakfasting kitchen
- Three bedrooms (two with built-in storage)
- One en-suite shower room
- Family bathroom with shower-over-bath
- Spacious rear garden
- Attached single garage and double driveway
- Gas central heating and double glazing



SPACIOUS LIVING/ DINING ROOM

AND AN ENTRANCE HALL WITH WC

You are welcomed into the home by an inviting hallway with a two-piece WC. Straight ahead, you step into a spacious reception room, offering flexibility for arrangements for lounge and dining furniture and overlooking the garden. The room is neutrally decorated, fitted with rich wood-styled herringbone flooring, and accompanied by built-in storage.







CONTEMPORARY BREAKFASTING KITCHEN

The kitchen is conveniently accessed from the living and dining room and is well-appointed with contemporary gloss grey wall and base cabinets, marble-styled worktops, and integrated appliances comprising an oven, gas hob, extractor hood, fridge/freezer, and dishwasher. The kitchen provides space for a small breakfasting area, as well as affording access to the garden.





BEDROOMS

AND BATHROOMS

On the first floor, a landing (with storage) leads to three bedrooms and a bathroom. The two larger bedrooms are supplemented by built-in storage, including the principal which has the additional luxury of an en-suite shower room with a shower enclosure, a pedestal basin, and a WC. The third bedroom is currently being utilised as a study, highlighting the home's versatility and ideal for those who work from home.





FAMILY BATHROOM WITH SHOWER-OVER-BATH

AND A SEPARATE WC



The attractive tiled family bathroom comprises a bath with an overhead shower and a glazed screen, and a WC-suite.

Gas central heating and double glazing ensure year-round comfort and efficiency.

Externally, the house is perfectly complemented by a large rear garden, securely fenced and featuring a spacious lawn, a patio, and a raised decked terrace. Excellent private parking is provided by an attached single garage and a double driveway.

Extras: All fitted floor coverings, window coverings, light fittings, and integrated kitchen appliances will be included in the sale.

Factor: The development is managed by SG Property Management for an approximate quarterly fee of £30.



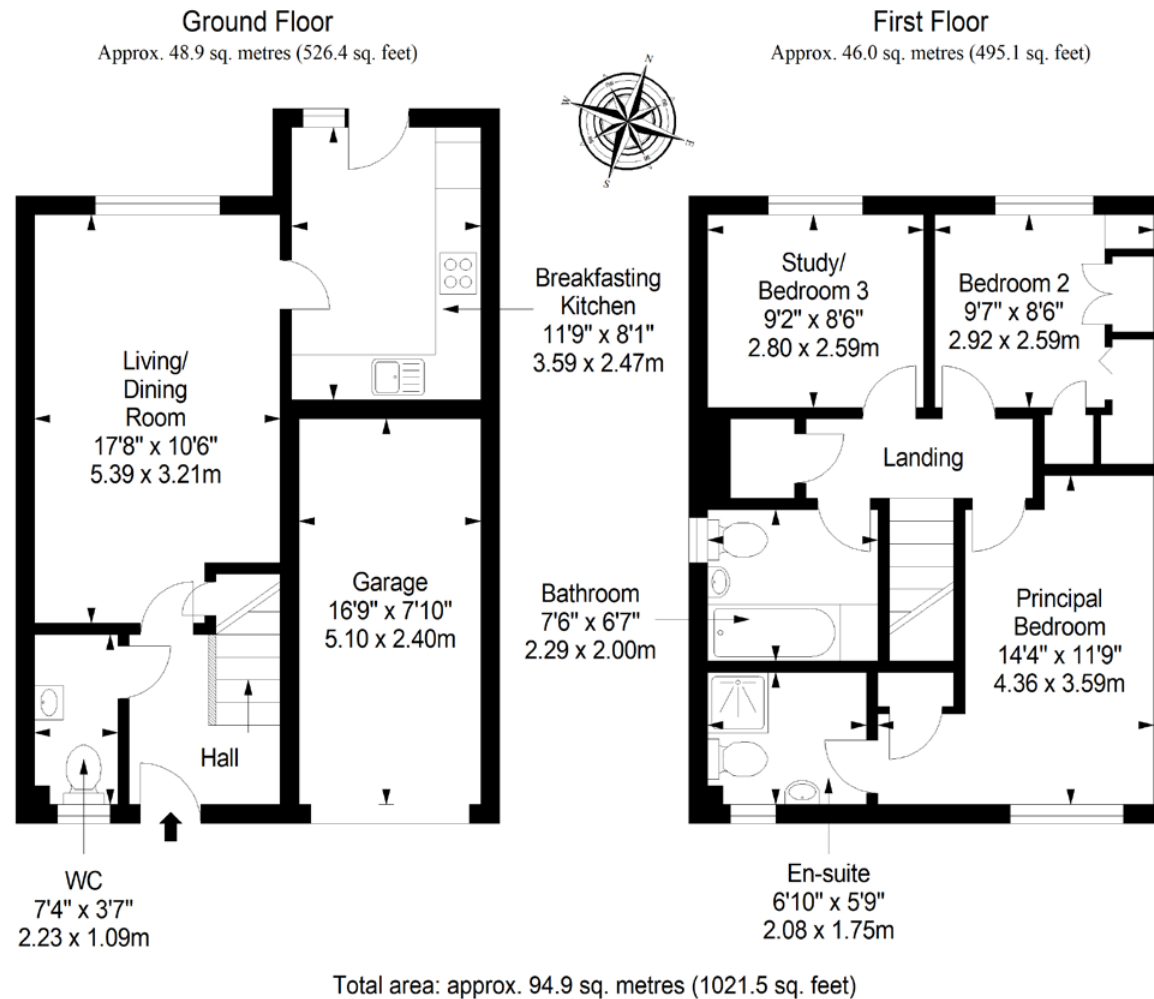


THE AREA

THE WISP

Set some five miles southeast of the city centre, The Wisp promises a fantastic setting for young families and professionals keen to escape the hustle and bustle of the capital without leaving the city limits. The Wisp is also the perfect location for medical and research professionals working at Edinburgh Royal Infirmary and within Edinburgh BioQuarter or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from a large supermarket, so have no shortage of retail and leisure facilities at their disposal. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The property falls within the catchment area for well-regarded primary and secondary schools. The Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington – perfect for those looking to explore the surrounding countryside and idyllic coastline, including Portobello Beach. Newcraighall station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.

FLOORPLAN



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