



RALPH SAYER
SOLICITORS & ESTATE AGENTS

18 Milligan Street

The Wisp, Edinburgh, EH16 4TY

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This two-bedroom mid-terrace house is a modern residence that forms part of a sought-after development in the highly desirable Wisp area of Edinburgh. It is close to numerous green spaces and schools, as well as transport links, the Royal Infirmary, and fantastic amenities, including Fort Kinnaird Retail Park. The home is in excellent decorative order too, providing spacious accommodation that is attractively finished in neutral hues. It has a family and pet-friendly garden too, which captures lots of daily sun.

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



Property Summary

- Modern mid-terrace house in move-in condition
- Part of a popular development in The Wisp
- Attractive interior design and quality finishings
- Welcoming hall with storage and a WC
- Living room with French doors to garden
- Modern, well-appointed kitchen
- Two bright and airy double bedrooms
- Quality bathroom with overhead shower
- Well-maintained front garden
- Fully-enclosed rear garden with neat lawn
- Unrestricted on-street parking
- Gas central heating and double glazing
- Solar-panelled roof for greater efficiency
- EPC Rating - B | Council Tax Band - C
- Home Report Value - £245,000







Living room with French doors to garden and two bright and airy double bedrooms







Welcoming hall with storage and a WC and a quality bathroom with overhead shower





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dream property!



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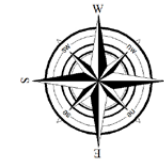
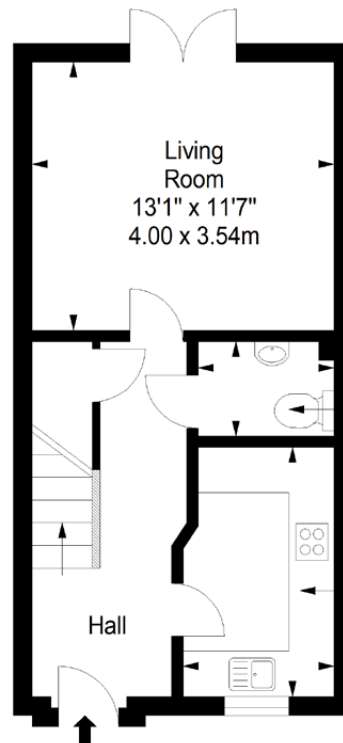


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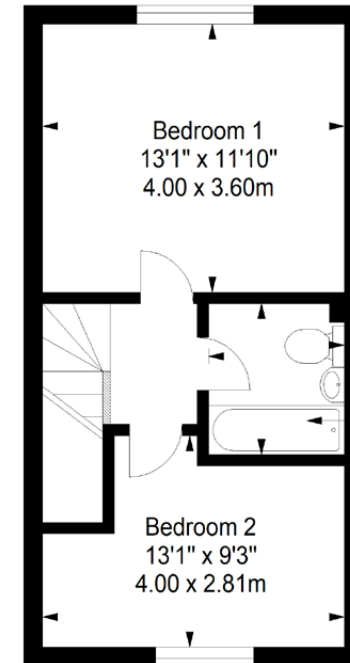
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.

Ground Floor
Approx. 33.8 sq. metres (363.8 sq. feet)



First Floor
Approx. 33.0 sq. metres (355.2 sq. feet)



Total area: approx. 66.8 sq. metres (719.0 sq. feet)