



42 Milligan Drive
THE WISP | EH16 4WD


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Located in the sought-after area of the Wisp, this modern three-bedroom end-terraced home offers contemporary living with ample space and convenience.

The home boasts a spacious living room, perfect for relaxing or entertaining guests. Adjacent to the living room is the separate dining kitchen, featuring sleek brown units that add a touch of sophistication to the space. The kitchen is not only stylish but also functional, providing plenty of room for cooking and dining. From here, a door leads out to the large rear garden, ideal for outdoor activities and enjoying the fresh air.

Conveniently situated on the lower level is a handy WC, providing added practicality for residents and guests alike.

Ascending to the upper level, you'll find three well-proportioned bedrooms. Two of the bedrooms are doubles, offering ample space for furnishings and storage, while the third bedroom is versatile, suitable for use as a single bedroom, home office, or nursery. The master bedroom is a standout feature, boasting an en-suite shower room for added privacy and convenience.

Completing the upper level is a modern family bathroom, equipped with a shower over the bath, catering to the needs of the household.

Overall, this property offers comfortable and modern living, with its spacious layout, stylish kitchen, and convenient amenities, making it an attractive option for those seeking a home in the popular area of the Wisp. In brief it comprises:

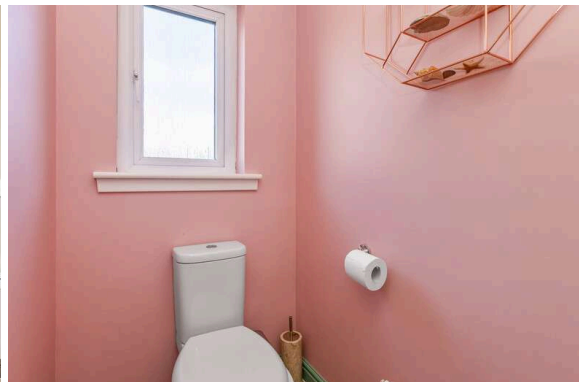
- Bright, twin windowed living room .
- Modern kitchen/diner with direct garden access.
- Handy WC.
- Three bedrooms with the master bedroom featuring an en-suite shower room.
- Family bathroom with shower over bath.
- Private, rear garden.
- Gas central heating and double glazing.
- On street parking.

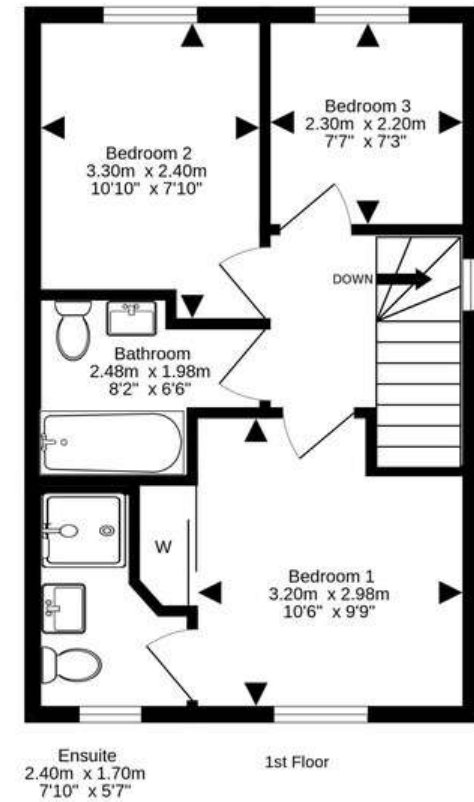
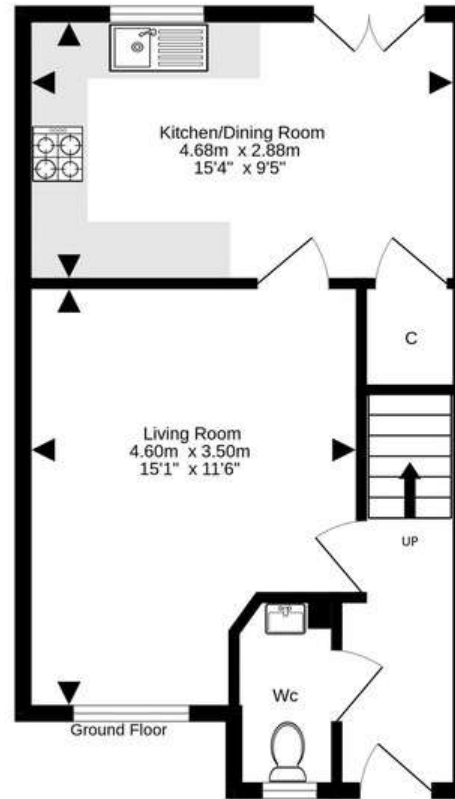
Extras to be included - washer/dryer and blinds. EPC - C

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



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.





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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