



83 Milligan Drive  
THE WISP | EDINBURGH | EH16 4XD

  
**warners**  
solicitors & estate agents





## 83 Milligan Drive

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Extremely well presented three bedroom mid-terraced home, set on a popular development, well placed for easy access to the City Centre and Edinburgh Royal Infirmary. This immaculate family home is presented to the market in pristine order throughout and provides comfortable and light filled space and comes complete with an enclosed sunny garden, with intimate decking area. This stunning home comprises welcoming entrance hallway, spacious living room, downstairs wc, bright and spacious dining kitchen currently with washing machine, dishwasher, fridge/freezer, gas hob, oven and fan, dining area and patio doors into the rear garden. Upstairs there are three well proportioned bedrooms, the master bedroom with built in storage and an ensuite shower room and the house is completed by a stylish bathroom with bath and wc. Externally the enclosed rear garden has a decking area, shed and access out to the development/parking area. The property also benefits from gas central heating, double glazing and has an attic. Early viewing is essential to fully appreciate the stunning interiors and tranquil, yet well-connected location.

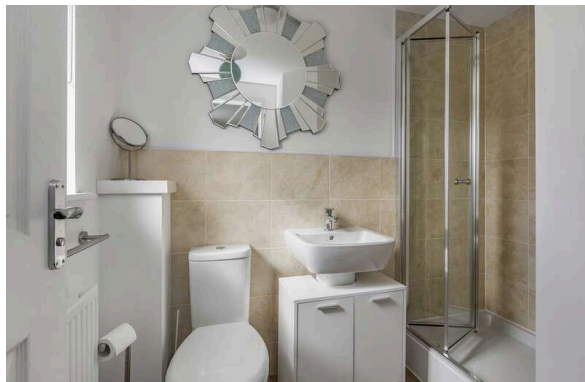
- Entrance Hall and downstairs wc
- Spacious living room
- Beautiful dining kitchen with patio doors out to the rear garden
- Three Bedrooms, one with ensuite
- Family bathroom
- Attic
- Gas central heating & double glazing
- Beautifully tended enclosed rear garden with decking area

All blinds as well as the fridge freezer, and all light fittings excluding the lampshade in bedroom two will be included in the sale.  
EPC Rating B

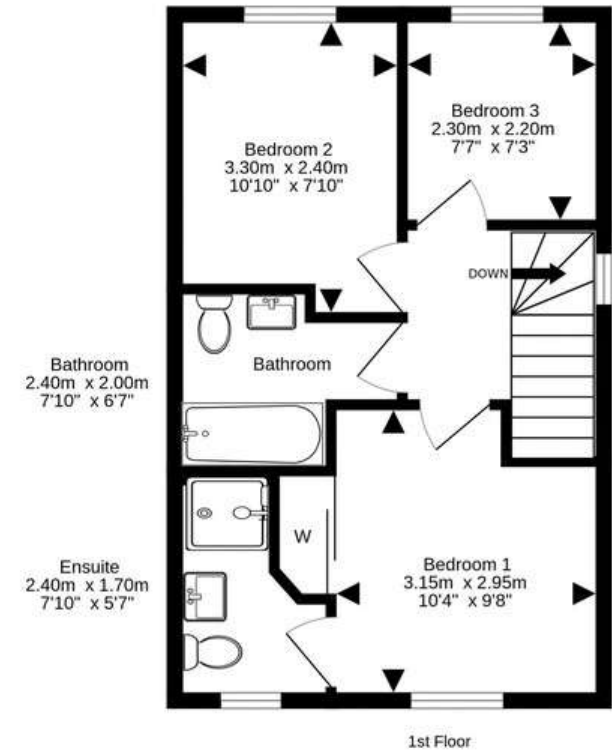
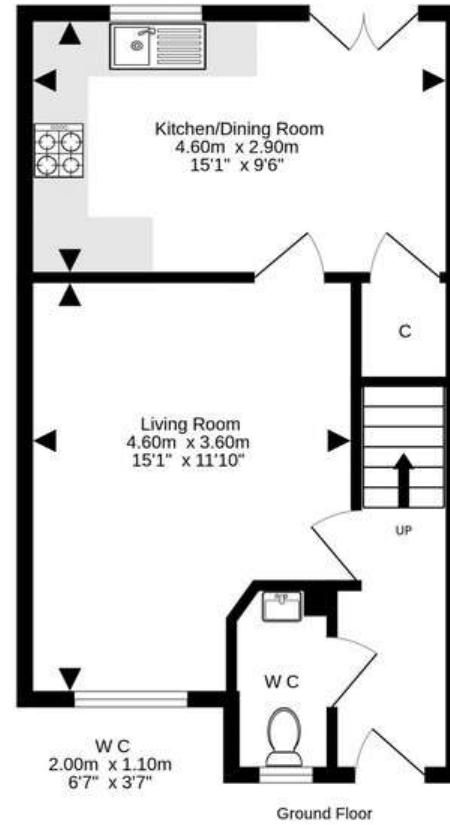
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



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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