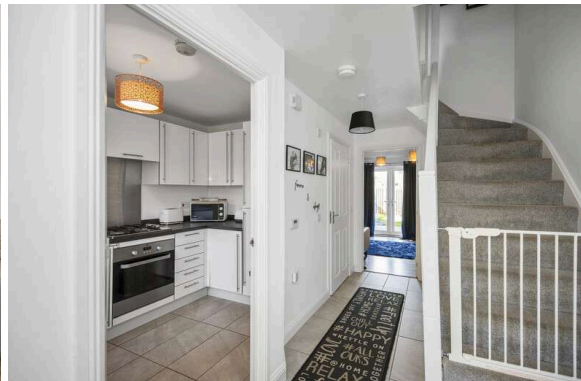




36 Milligan Drive  
THE WISP | EDINBURGH | EH16 4WJ

  
**warners**  
solicitors & estate agents



## 36 Milligan Drive

THE WISP | EDINBURGH | EH16 4WJ

Nestled in a sought-after development in the popular Edinburgh area of The Wisp, this modern semi-detached house offers a comfortable and stylish living space ideal for couples or small families. The property welcomes you with a small front garden that adds a touch of greenery and charm to the exterior. The home boasts a bright and spacious living room, featuring French doors that flood the space with natural light and open out onto a decked rear garden. This outdoor space, complete with a grassy patch, provides the perfect setting for relaxing or entertaining.

The separate kitchen, a highlight of the home, boasts sleek white units that lend a contemporary feel, offering ample storage and workspace for all your culinary needs. The ground floor also benefits from a handy WC, adding convenience for guests and everyday use.

Upstairs, the property comprises two generously sized double bedrooms, each offering plenty of space for relaxation and storage. The upper level is completed by a modern family bathroom, equipped with a shower over the bath, ensuring all the essentials for a comfortable lifestyle.

Additionally, the property offers on-street parking, making it easy to accommodate vehicles. This modern home in The Wisp combines practical features with a stylish design, making it an attractive option in one of Edinburgh's popular residential areas. In brief it comprises:

- Welcoming hall with storage.
- Bright and spacious living room leading to decked rear garden.
- Separate, modern kitchen with sleek white units.
- Handy WC.
- Two, large double bedrooms.
- Family bathroom, neutrally decorated with shower over bath.
- Gas central heating and double glazing.
- Front and rear garden.
- On street parking.

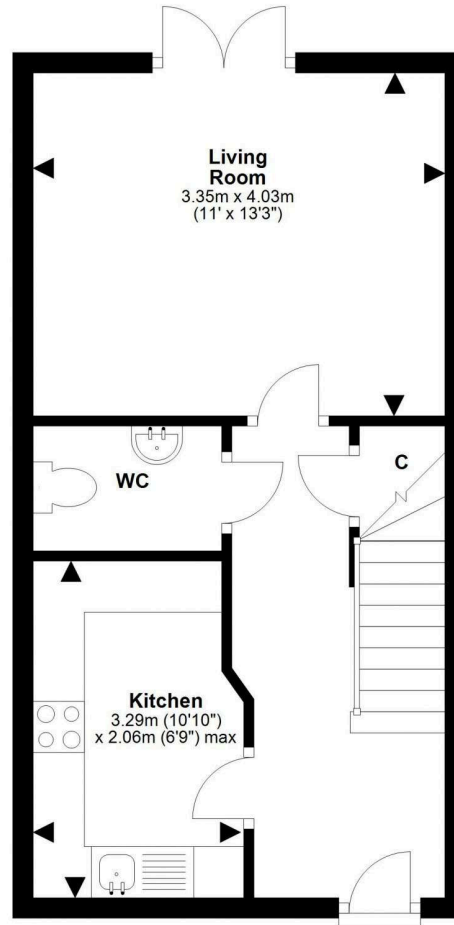
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



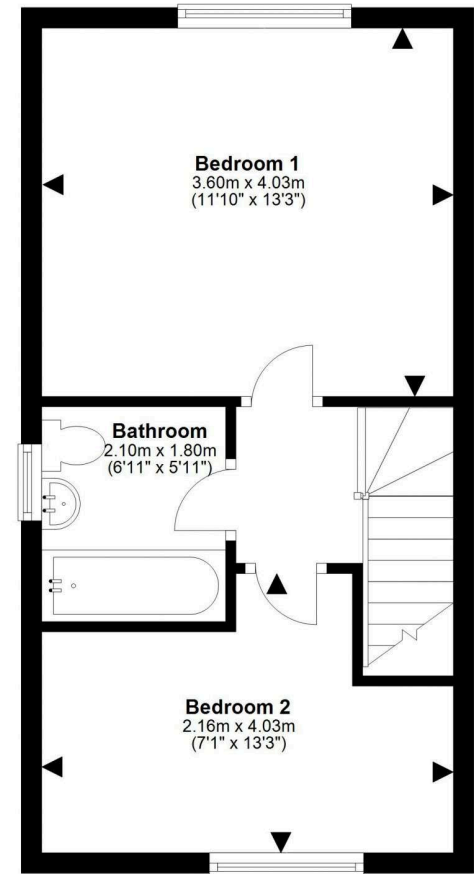
All integrated appliances, along with the blinds in kitchen, bathrooms and bedrooms will be included in the sale. EPC Rating B.

Factoring fees are approx. £18-20 paid quarterly.

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.



**Ground Floor**



**First Floor**

For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.