



45/1 Milligan Drive
THE WISP | EDINBURGH | EH16 4WJ


warners
solicitors & estate agents



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Warners is delighted to present this exceptional two-bedroom ground-floor apartment in a sought-after development, featuring ample residents' parking and convenient access to the Royal Infirmary, as well as local shops and services at Fort Kinnaird and Cameron Toll. Impeccably maintained and boasting a stylish, contemporary interior, this property is perfect for individuals or couples.

The accommodation includes a welcoming reception hallway with fitted storage, a bright living/dining room with westerly views of Craigmillar Castle and Arthur's Seat, and direct access to a well-appointed kitchen with integrated appliances. The property also features two bedrooms, one with fitted wardrobes, and a modern bathroom with a white suite and shower. Gas central heating, double glazing, an entry phone system, and residents' parking ensure comfort and convenience.

- Prime Location: Near Royal Infirmary and Fort Kinnaird.
- Modern & Stylish: Immaculate interior.
- Bright Living Room: Scenic views.
- Fully Equipped Kitchen: Integrated appliances.
- Comfort: Gas heating, double glazing.
- Parking: Ample residents' spaces.

Factoring fee: approximately £120 per quarter

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

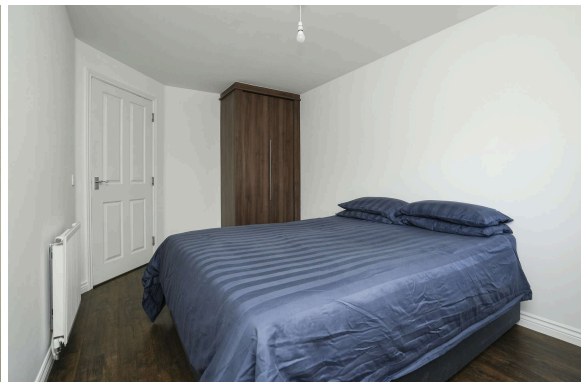
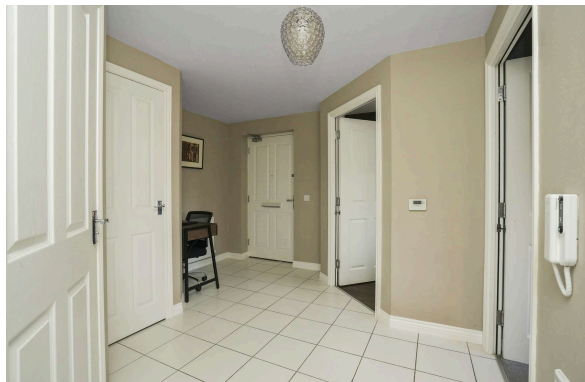


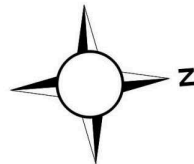
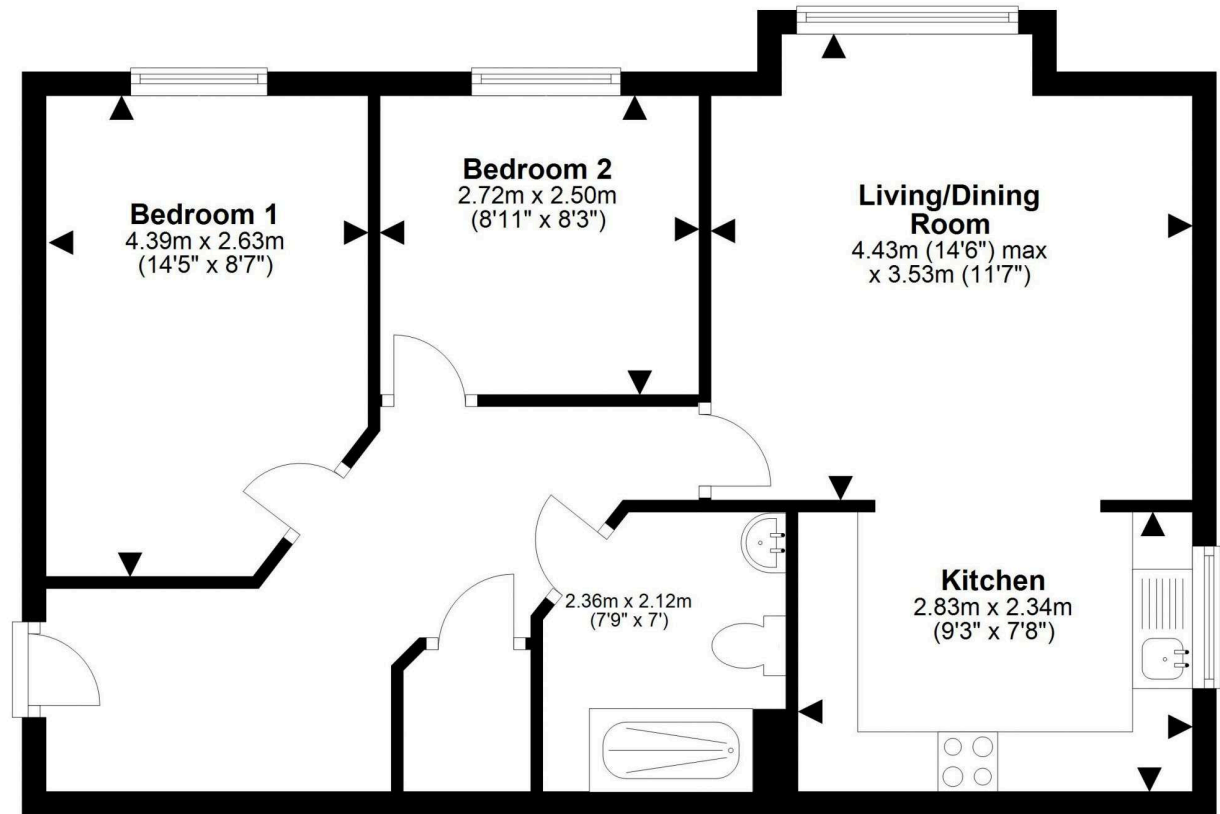
All integrated kitchen appliances, light fixtures and blinds are included in the sale.

EPC Rating B

Factoring fee: approximately £120 per quarter

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 Home Report.
This plan is for illustrative purposes only and should be used as such by a prospective buyer.