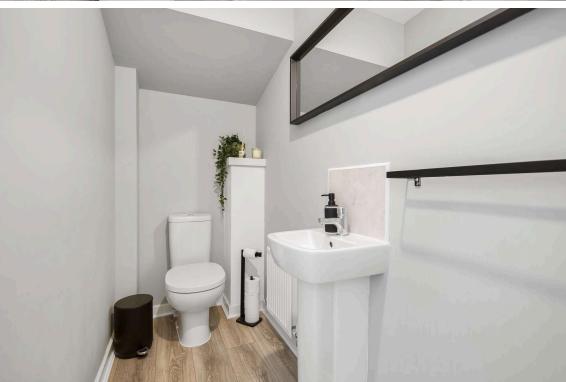




8 Milligan Road  
THE WISP | EDINBURGH | EH16 4ZD

**warners**  
solicitors & estate agents



## 8 Milligan Road,

THE WISP | EDINBURGH | EH16 4ZD

Warners is pleased to present this charming two-bedroom end-terrace home, nestled in a modern development in The Wisp. Combining contemporary design with a warm, inviting atmosphere, this property is perfect for those seeking a bright and comfortable living space. This property offers an exceptional blend of modern living and cosy charm, making it a wonderful choice for first-time buyers and young families alike.

Upon entering, you are welcomed into a spacious and light-filled living room, the heart of the home. Large windows bathe the area in natural light, creating an ideal setting for relaxation or entertaining. The open layout seamlessly connects to the rear of the property, where a stylish, modern kitchen awaits. Featuring sleek finishes and integrated appliances, the kitchen offers both functionality and elegance. An electric hob and ample worktop space make meal preparation enjoyable, while the thoughtful design promotes easy interaction between the kitchen and living areas—perfect for hosting family and friends.

Upstairs, you'll find two generously sized double bedrooms, both designed for comfort, alongside a contemporary three-piece bathroom suite.

To the rear of the property, a beautifully landscaped garden provides the perfect outdoor retreat, ideal for relaxing or entertaining.

- Modern development in The Wisp.
- Bright, spacious living room.
- Stylish kitchen with integrated appliances.
- Two large double bedrooms.
- Landscaped garden for relaxation.
- Perfect for first-time buyers or families.

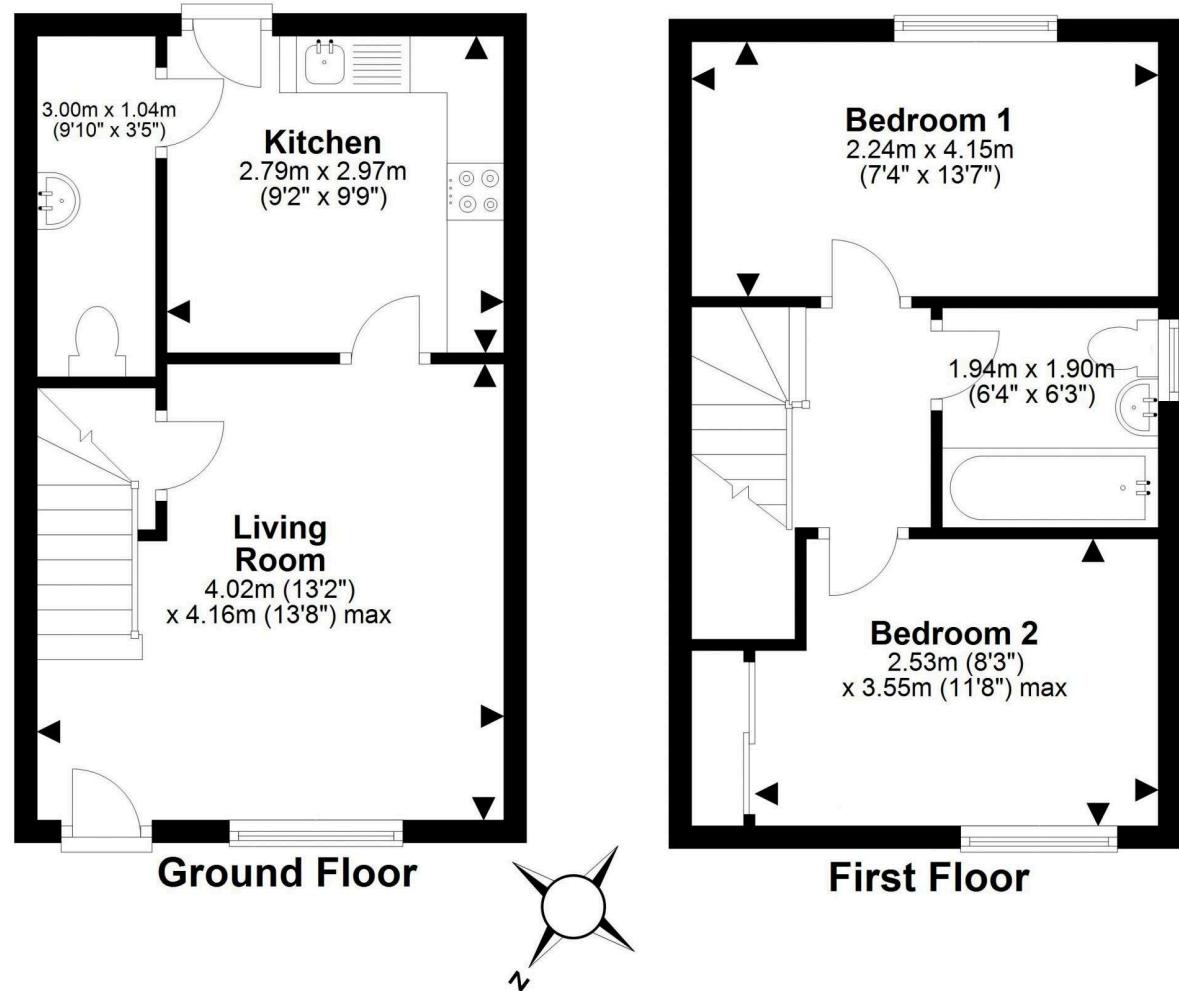
All light fittings, tv brackets, blinds, oven, hob, fridge freezer and dishwasher included in sale. EPC Rating C. Council Tax Band C.

**PRICE & VIEWING:** Please refer to our website, [www.warnerslplp.com](http://www.warnerslplp.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 Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.