



10 Milligan Drive,
THE WISP | EDINBURGH | EH16 4WJ

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Nestled in the heart of a modern, manicured development, moments from excellent amenities, quick transport links and the Royal Infirmary is this immaculately presented semi-detached house. Boasting a South-West facing private garden, gas central heating and double glazing this property would make an ideal buy in a tranquil, yet well-connected location.

The accommodation comprises a welcoming entrance hallway, a bright lounge with French doors leading to the rear garden, a contemporary kitchen with attractive units and downstairs is completed by a useful W/C. Following up a carpeted staircase the upper level enjoys two spacious double bedrooms (one with built-in wardrobes) and the home is completed by a stylish bathroom with shower over bath. Externally the fully enclosed rear garden is laid to lawn with a paved section ideal for al fresco dining.

- Modern semi-detached house
- Quiet setting close to Royal Infirmary
- Private South-West facing rear garden
- Welcoming hallway
- Bright lounge with French doors
- Contemporary kitchen
- Two double bedrooms
- Stylish bathroom and a useful W/C

All curtains, blinds, fixtures and fittings including the TV wall mount, fridge/freezer, oven, hob, dishwasher and washing machine all included in sale, EPC rating C.

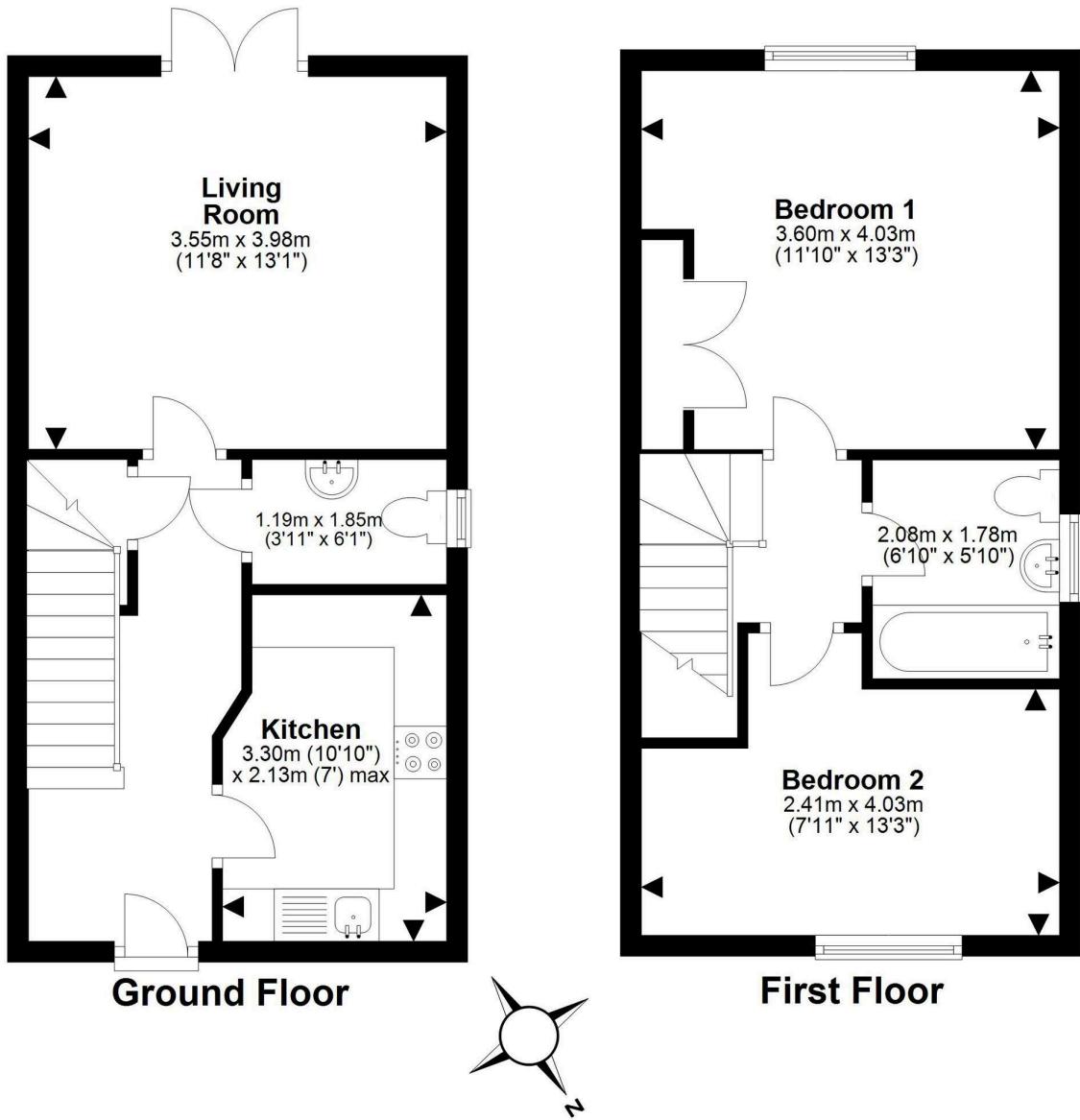
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.



Factoring charges SG Property Maintenance Ltd paid quarterly approx £100 per annum covers general maintenance of the estate.

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.