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34 Milligan Drive  
THE WISP | EDINBURGH | EH16 4WJ

  
**warners**  
solicitors & estate agents



## 34 Milligan Drive

THE WISP | EDINBURGH | EH16 4WJ

Warners are delighted to present this beautifully maintained semi-detached home, quietly positioned within a modern, well-kept development.

The home opens into a welcoming entrance hallway which sets the tone for the rest of the property and provides access to all main living areas. A convenient downstairs WC adds everyday practicality. The bright and spacious sitting and dining room provides the perfect environment for relaxation and entertaining, with elegant French doors leading directly to the fully enclosed landscaped rear garden. The stylish fitted kitchen boasts sleek modern units, integrated appliances, and ample counter space, catering perfectly to the needs of any home cook. Upstairs, the property features two generously sized double bedrooms, including a spacious principal bedroom with built-in wardrobes providing excellent storage. A contemporary bathroom serves the upper level and is fitted with a modern white three-piece suite, complete with shower over bath and tasteful finishes throughout. Additional storage space in floored attic.

The exterior of the property includes a low maintenance front patio garden and a stunning landscaped private rear garden featuring separate decking and patio areas coupled with low maintenance astro—ideal for al fresco dining and outdoor entertaining in the warmer months.

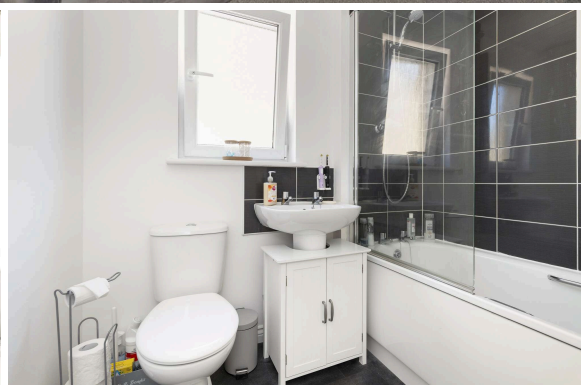
- Beautifully presented semi-detached home in a modern, well-maintained development
- Welcoming entrance hallway and storage cupboard
- Convenient downstairs WC.
- Bright and spacious sitting/dining room with French doors leading to rear garden
- Modern fitted kitchen with ample storage/counter space
- Two generously sized double bedrooms, principal with fitted wardrobes
- Contemporary family bathroom with stylish three-piece suite and shower over bath

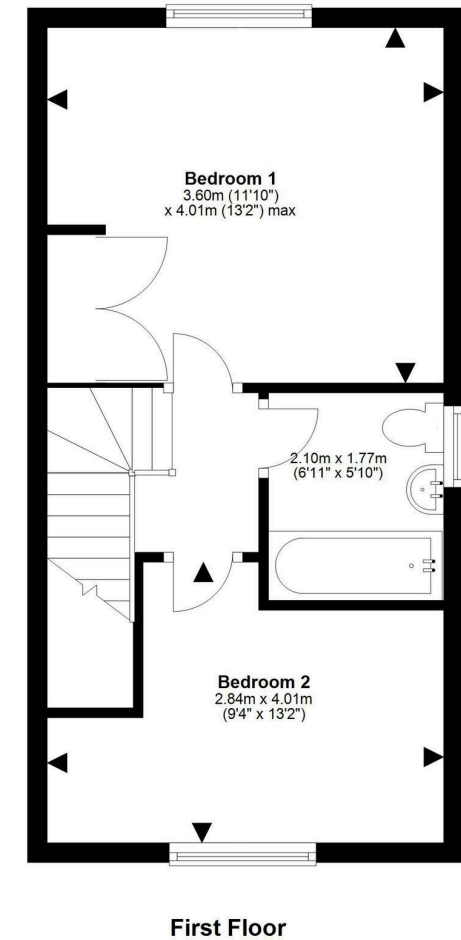
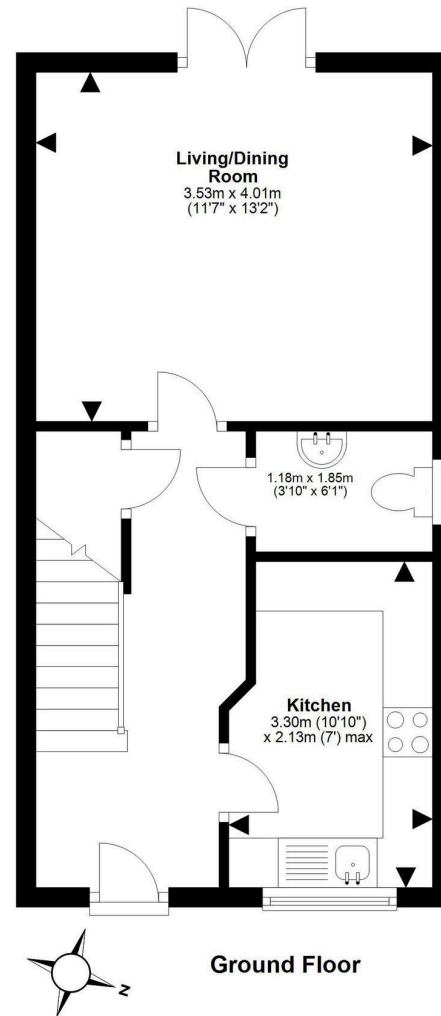
**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All light fittings, kitchen blinds, front door blind, home security alarm, garden shed, fridge/freezer, washing machine, dishwasher and tv bracket all included in sale. EPC Rating B, council tax band C. Factoring fees are approx. £20 per quarter. These cover ground maintenance of the common areas/consortium area, emptying playpark bin, public liability insurance and management fee. The provider is First Port Group.

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 Kinraid 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.