

campbell  
smith



17 Milligan Drive,  
Edinburgh,  
EH16 4WJ



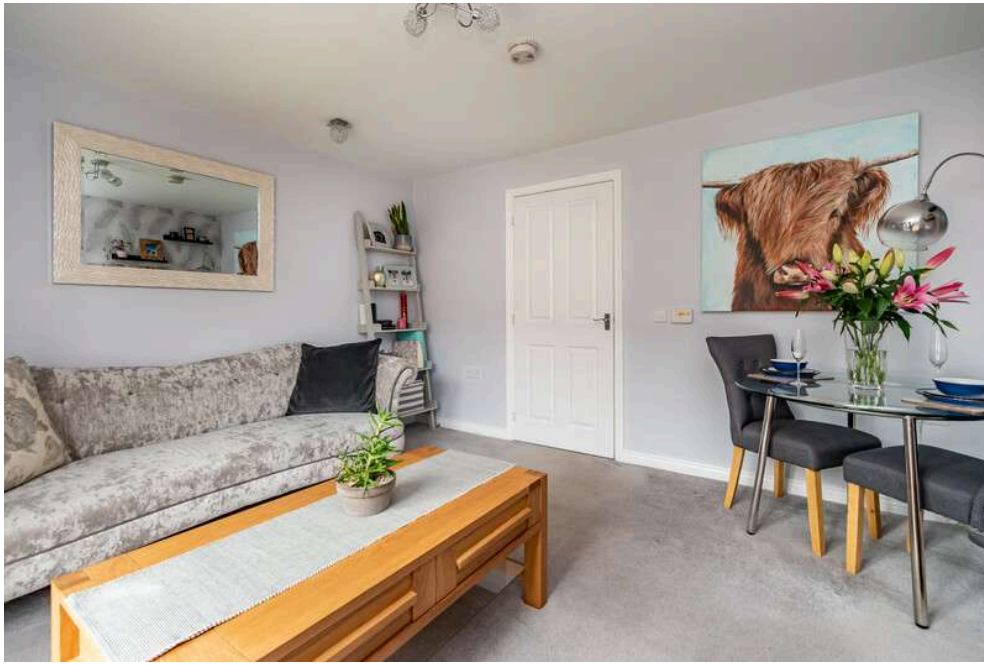
- Excellent modern semi detached villa in move in condition
- Spacious & welcoming hall with downstairs wc
- Lovely sitting/dining room with French doors
- Stylish kitchen with integrated appliances
- 2 double bedrooms – generous master bedroom with fitted wardrobes
- Attractive bathroom with shower over bath
- GCH/DG
- Floored loft for additional storage
- Landscaped enclosed easily maintained rear garden
- Off & on street parking

Offers Over : £235,000

espc / rightmove  / Zoopla /  /  / 

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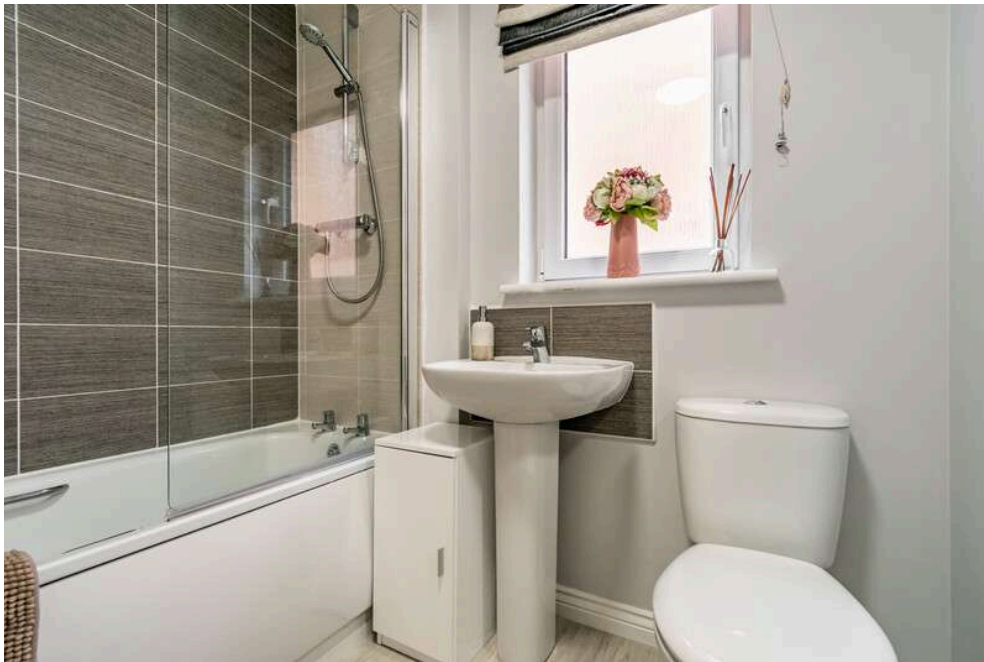








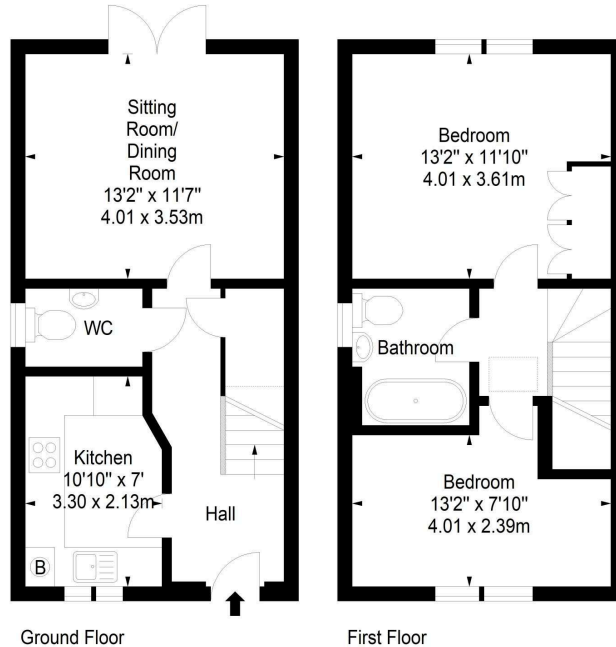




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Approx. Gross Internal Area  
722 Sq Ft - 67.07 Sq M  
For identification only. Not to scale.  
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Ground Floor

First Floor



21 York Place, Edinburgh, EH1 3EN

Tel: 0131 555 2999

Fax: 0131 555 5450

[camsmith.co.uk](http://camsmith.co.uk)



#### Extras

The white goods, fitted carpets, blinds & the fitted wardrobes in bed 1 are included



#### Buses

Milligan Drive - 14, 111, 111A. Old Dalkeith Road - 7, 8, 24, 33, 38, 49, 5, X33, X95



#### Shops

Fort Kinnaird Retail Park, Scotmid on Duddingston Park South, Lidl & others on Niddrie Mains Road



#### Schools

Castleview PS, St John Vianney RC PS, Castlebrae HS, Holy Rood RC HS



#### Parking

Off street to rear and on street in front of house



Council Tax Band - C



EPC - C



#### Factor

£18 per quarter for maintenance of shared green spaces



#### Viewing

Telephone Campbell Smith on 0131 555 2999

#### DISCLAIMER

While our sales particulars are believed to be accurate and reliable, no guarantee is given as to their correctness or accuracy, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order. All measurements are taken using a sonic measuring tape and are therefore approximate sizes only.