



77/3 Milligan Drive
THE WISP | EDINBURGH | EH16 4XD


warners
solicitors & estate agents



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Nestled in a quiet, modern development in the heart of the Wisp is this immaculately presented two bedroom first floor apartment. An ideal purchase for first time buyers or the investor market the flat is within easy walking distance of Edinburgh Royal Infirmary and Edinburgh's Bio Quarter and is serviced by fantastic bus and road links.

The accommodation is arranged around a welcoming central hall, which hosts two handy storage cupboards. Positioned to the front of the property is a good sized bright living room and across the hall is the kitchen fitted with ample wall and floor cabinets, with space for appliances and a small table. The two double bedrooms are positioned to the front and rear, one of which has an elegant en-suite shower room and a three piece bathroom with electric shower over bath completes the accommodation. The property further benefits from gas central heating, double glazing and residents parking to the front and rear

- Modern apartment in well-connected location
- Welcoming hallway with ample storage
- Bright lounge with Juliet balcony
- Contemporary kitchen with attractive units
- Large master bedroom with elegant en-suite shower room
- Second well-proportioned double bedroom
- Stylish main bathroom with shower over bath

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

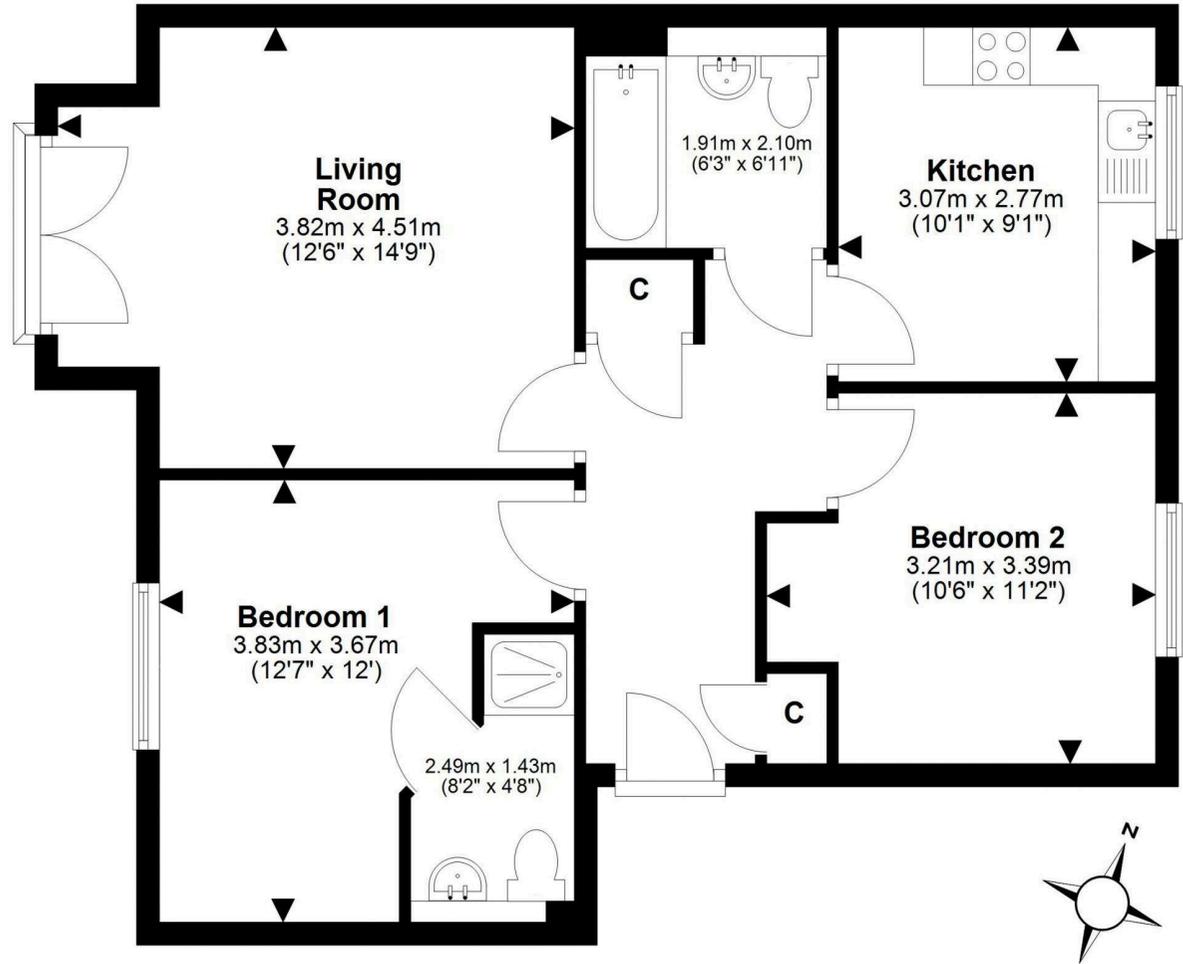


The Wisp is a popular area located approximately five miles south of Edinburgh's City Centre. A wealth of amenities can be found at nearby Fort Kinnaird and a little further afield in the town of Dalkeith and at Straiton Retail Park. Dalkeith Country Park and a choice of golf courses are within easy 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.

Energy rating B, Council tax band B. Factor is managed by FirstPort Group Limited and costs around £130-150 per quarter

Extras included in this sale will be curtain poles (located in both bedrooms and Livingroom), blind, bathroom cabinets and mirrors, washing Machine and two bedrooms wardrobes.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.