



77/1 Milligan Drive
THE WISP | EDINBURGH | EH16 4XD



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Set in the heart of a modern, manicured development in the Wisp moments from excellent amenities, The Royal Infirmary and quick transport links is this immaculately presented two bedroom ground floor apartment.

The accommodation comprises a welcoming entrance hallway with two deep storage cupboards. Positioned to the front of the property is a good sized bright living room with generous dining space 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 and a three piece bathroom with shower over bath completes the accommodation. The property further benefits from gas central heating, double glazing and ample residents parking.

- Modern ground floor apartment
- Close to the Royal Infirmary and quick bus and car links
- Manicured communal grounds and ample parking
- Welcoming hallway with storage
- Bright lounge with generous dining space
- Contemporary kitchen with attractive units
- Two large double bedrooms
- Stylish bathroom with shower over bath
- Gas central heating
- Double glazing

Council tax B. Energy Rating B
Factor Approx £42 per month

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



All fixtures, fittings, integrated kitchen appliances, and blinds will be included in the sale. Curtains, rails, washing machine & wardrobes are available under separate negotiations.

Light Shades are not included in the sale.

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



