

KILGOUR

PROPERTY



127 Milligan Drive, Edinburgh, EH16 4XD





- Living Room
- Kitchen
- Dining Room
- Family Room/Bedroom 4
- Utility/Laundry Room
- WC
- 3 Bedrooms (Master En Suite)
- Bathroom
- Gas Central Heating
- Double Glazing
- Private Gardens
- Double Driveway
- Council Tax – Band E
- EPC – Band C

Viewing by appointment through selling agent on 0131 273 5233

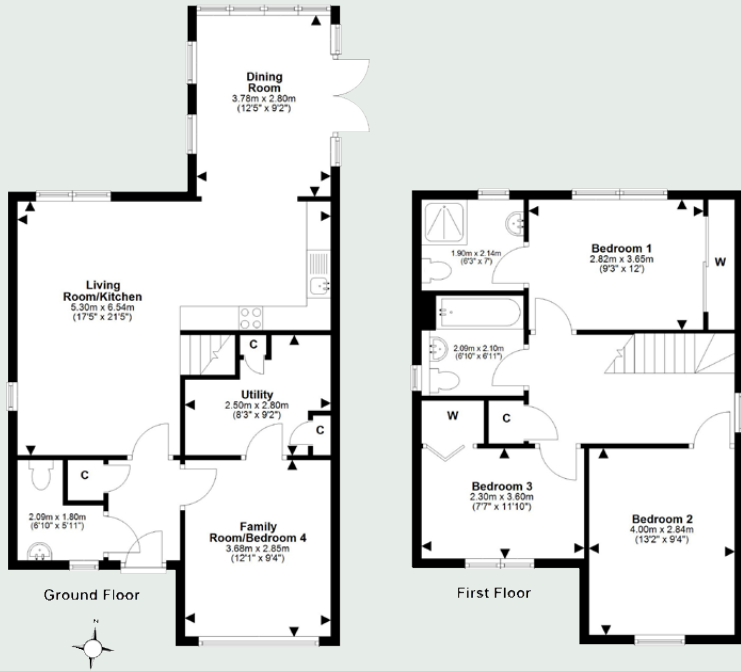
Description

A stunning detached family home nestled in a popular and sought after location, perfectly placed for local amenities and easy commuting.

Presented in excellent, move-in condition, the property offers bright and flexible accommodation throughout, designed for modern family life. Key features include gas central heating, double glazing, and the added benefit of an electric car charging point alongside a double driveway for secure off-street parking. Externally there are beautifully landscaped, low-maintenance gardens to both the front and rear.

Location

Milligan Drive is set in 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.

2 4 2 C  EPC BANDE  COUNCIL TAX BAND

Livingroom/Kitchen	21'5 x 17'5	6.54 x 5.30m
Dining Room	12'5 x 9'2	3.78 x 2.80m
Family Room/Bedroom 4	12'1 x 9'4	3.68 x 2.85m
Utility/Laundry Room	9'2 x 8'3	2.80 x 2.50m
Bedroom 1	12'0 x 9'3	3.65 x 2.82m
Ensuite	7'0 x 6'3	2.14 x 1.90m
Bedroom 2	13'2 x 9'4	4.00 x 2.84m
Bedroom 3	11'10 x 7'7	3.60 x 2.30m
Bathroom	6'11 x 6'10	2.10 x 2.09m







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