

12 Milligan Road, Edinburgh, EH16 4ZD

Offers offer £225,000

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Beautifully presented throughout, this stunning two-bedroom end-of-terrace home is located within the popular residential area of The Wisp, offering stylish, modern interiors and thoughtfully upgraded features throughout.

The ground floor comprises a welcoming living room, featuring an attractive panelled feature wall and a separate, contemporary kitchen fitted with an upgraded gloss unit package.

The kitchen is particularly well equipped, boasting a range of integrated appliances including a Samsung induction hob, Samsung oven, integrated washing machine and fridge.

Further enhancements include a stylish splashback, upgraded composite sink and pull-out tap, with doors providing direct access to the beautifully landscaped rear garden.

A convenient ground-floor WC completes the accommodation on this level.

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On the upper floor, there are two generously proportioned double bedrooms, both benefiting from fitted wardrobes and excellent storage, with the principal bedroom featuring a sliding wardrobe.

The accommodation is further complemented by a beautifully upgraded bathroom with contemporary tiling. Spotlights are fitted throughout both floors, adding to the property's modern finish.

Externally, the property enjoys a particularly attractive, south-facing rear garden which has been professionally landscaped with porcelain paving and artificial grass, creating a fantastic outdoor space to relax and entertain.

Further benefits include parking directly outside the front door, providing excellent convenience.

With its upgraded fixtures and fittings, stylish interiors and beautifully maintained outdoor space, this is an ideal home for first-time buyers, couples or those looking to downsize.

An excellent opportunity to acquire a stylish, move-in-ready home in a popular residential location.

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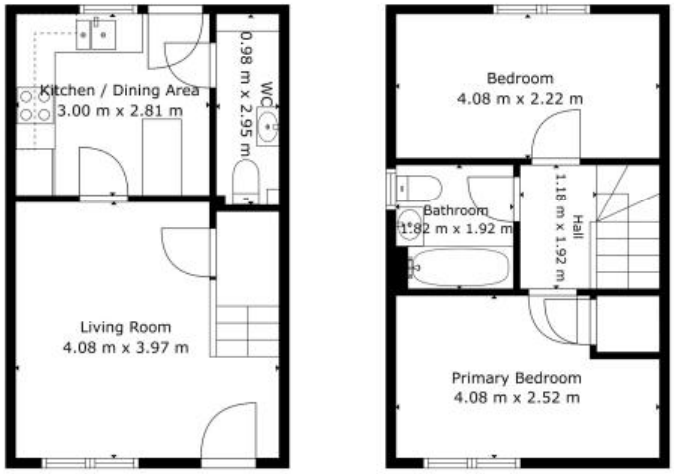




12 Milligan Rd,
Edinburgh EH16 4ZE, UK

Approx. Gross Internal Area:
602.779 Sq Ft (56 Sq M)

For Identification purposes only. Not to scale.



Ground Floor

1st Floor

The Wisp is a popular and well-established residential area in Edinburgh, ideally positioned for those seeking a balance between modern living and convenient access to the city centre. The area benefits from a range of local amenities, with nearby shops, supermarkets, schools and leisure facilities catering for everyday needs. Excellent transport links provide easy access to Edinburgh city centre and the surrounding areas, while convenient connections to the Edinburgh City Bypass and major road networks make commuting straightforward. There are also a number of nearby green spaces and outdoor areas, making it an appealing location for a variety of buyers, including first-time purchasers, couples and families.
For added convenience, residents benefit from excellent access to the nearby Fort Kinnaird Retail Park, offering an extensive selection of high-street shops, supermarkets, restaurants, cafés and leisure facilities, including a cinema and gym. The area is also ideally positioned for Edinburgh Royal Infirmary and Queen Margaret University. With regular bus services, nearby Newcraighall railway station and easy access to the City Bypass and A1, The Wisp is an excellent choice for commuters. For those who enjoy the outdoors, the beautiful coastline at Portobello Beach and surrounding green spaces are also within easy reach.

Get in touch

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Misrepresentations

The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contract in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.