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Offers Over

£260,000

85 Milligan Drive

The Wisp | Edinburgh | EH16 4XD

Beautifully presented three-bedroom end terraced home set over two floors with landscaped front and rear private gardens, situated to the South of the city, in the residential suburb of the Wisp, approximately five miles from the city centre.

-  3 Bedrooms
-  2 Public Rooms
-  2 Bathrooms
-  Residents Parking
-  Landscaped Rear Gardens
-  EPC Rating – B
-  Council Tax Band - D



Description

This delightful property boasts a welcoming hallway with WC and a staircase leading to the upper level. The reception room features a front aspect carpeted area with neutral décor, creating a calm and inviting atmosphere. The open-plan dining kitchen is fitted with white wall and base units, integrated oven and hob, and benefits from glazed French doors opening directly onto the rear garden, offering excellent natural light. The principal bedroom is a generously sized double room to the front, with carpeted flooring, mirrored built-in wardrobes, and a stylish modern en-suite shower room. A second double bedroom is located at the rear, complete with built-in wardrobes, while a third single bedroom also sits to the rear and offers uninterrupted views over the City to Arthur Seat. The family bathroom is fitted with a three-piece white suite and features tiling around the bath, a thermostatic shower, and a glass screen.



Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Outside, the rear garden is beautifully landscaped and fully enclosed, with a gate leading to the rear parking area. The garden also boasts a charming split-level patio, ideal for relaxing or entertaining.

Viewing

Please contact Neilsons on 0131 625 2222.





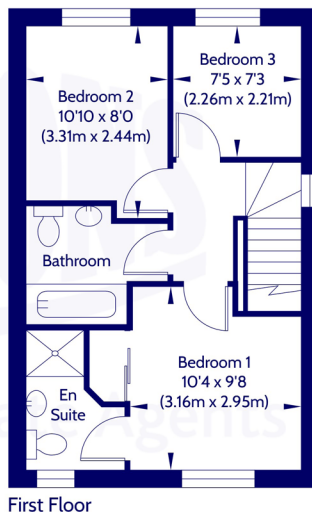
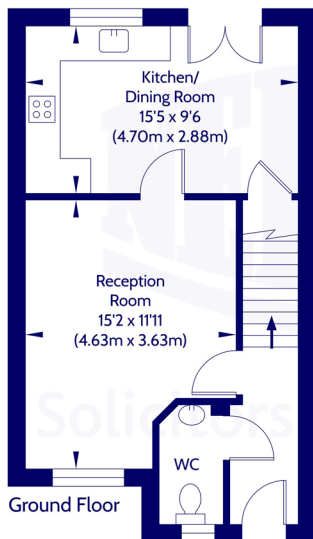
Location

The Wisp is a popular residential area to the South East of the City Centre well regarded for its excellent local amenities and efficient transport links. Fort Kinnaid Retail Park with its abundance of high-street shopping brands, modern cinema, state of the art gym and fine selection of restaurants are moments away and the area is well situated for access to Craigmillar Castle, Portobello for pleasant strolls along the beach and there are sprawling green spaces for charming walks at Arthur's Seat and the surrounding local parks. The Wisp is conveniently located close to the Edinburgh Royal Infirmary and Queen Margaret University whilst there are first rate bus routes on your doorstep and quick access by car to East Lothian, Midlothian, the City Bypass and Edinburgh International Airport.





Approx. Gross Internal Floor Area 74.36 Sq M / 800 Sq Ft.



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.



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