



Solicitors & Estate Agents










Offers Over
£185,000

1/15 Milligan Drive

The Wisp | Edinburgh | EH16 4WJ

A fantastic opportunity has arisen to purchase this impressive, beautifully presented top floor corner flat, affording excellent natural light with pleasant open views. Forming part of a well established modern development in the popular Wisp district, ideally placed close to superb local amenities and excellent transport links.

-  2 Bedrooms
-  1 Public room
-  2 Bathrooms
-  Communal Gardens
-  Residents Parking
-  EPC Rating – C
-  Council Tax Band - B



Description

This beautiful home has been tastefully decorated and presented in excellent order throughout, undoubtedly appealing to the first time buyers or professionals seeking a fine home in true move-in condition. Access is via a secure entryphone system into the well kept communal stairwell, with Flat 15, located on the top floor and comprising; welcoming entrance hallway with a useful storage cupboard. There is a light-filled corner reception/ diningroom with dual aspect enhanced with French doors opening to a Juliette balcony. Opening from the reception room is the stylish, fitted kitchen featuring a range of wall and base units, complementary worktops incorporating the Induction hob, oven and hood with further appliances included in the sale. The principal bedroom is a generous double with feature wall paneling, sunny aspect with excellent open views and a stylish en-suite shower room with fully tiled enclosure housing the electric shower. The second good sized bedroom is enhanced with feature lighting and offers a great space, ideal as a guest room or home office. Lastly the modern bathroom comprises of a white three piece suite. Further benefits include an insulated attic, gas central heating system and double glazing.



Extras

All the fitted floor coverings, light fittings, blinds and curtains will be included in the sale together with the Induction hob, oven and hood, washing machine and fridge freezer (both only 1 year old). It should be noted that other items of furniture can be made available by separate negotiation).

Externally

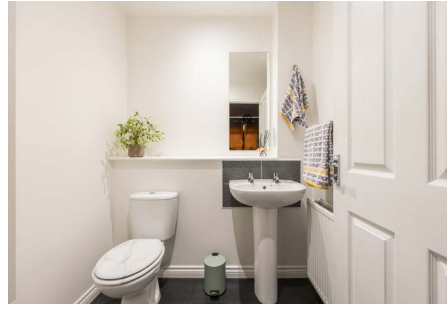
There are well maintained communal garden grounds surrounding the block with unallocated residents' parking located to the rear. In addition, there is a large communal bike store, providing useful, secure bike storage.

Factors

First Port Property Services are the Factoring Agents for the development to which a monthly fee of £50 is payable for the upkeep of the communal areas including garden maintenance, stair cleaning and includes block buildings insurance.

Viewing

By appointment through Neilsons on 0131 625 2222.





Location

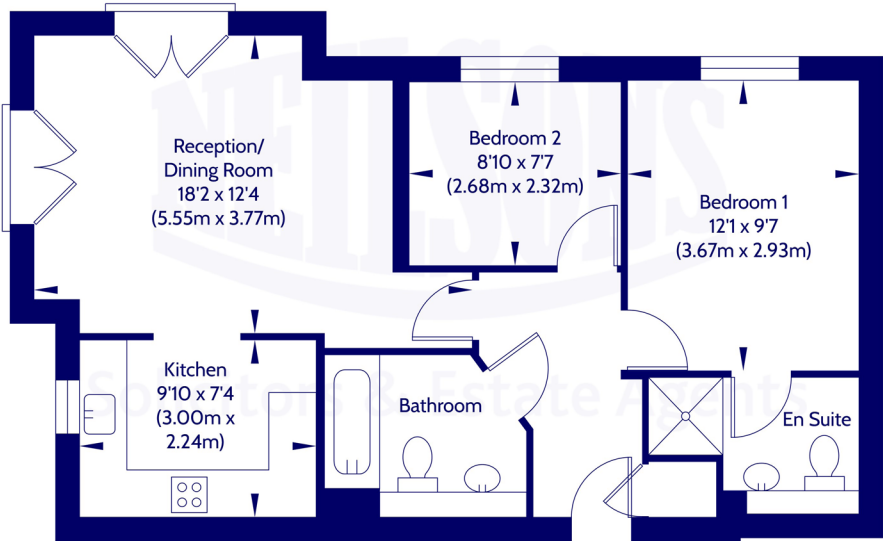
The Wisp is a popular residential area to the South East of the City Centre, well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, gym and fine selection of restaurants is closeby and 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 58 Sq M / 623 Sq Ft.

3rd Floor



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.



Scan the QR code or [click here](#) for the virtual 360 tour, floor plan and further information.



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