



69/6 Milligan Drive  
THE WISP | EDINBURGH | EH16 4XD

  
**warners**  
solicitors & estate agents





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Warners are proud to present this beautifully maintained and stylish two-bedroom second-floor apartment, forming part of a contemporary residential development located in the popular Wisp area, to the southeast of Edinburgh's vibrant city centre.

Offering the perfect balance between modern city living and easy access to green space, this immaculately presented flat is ideally positioned for commuters, with excellent transport links via the nearby city bypass and the A1. Fort Kinnaird Retail Park is just a short distance away, providing an extensive range of amenities including high-street shops, supermarkets, a cinema, gym, and a selection of popular restaurants and cafés. The property itself is accessed via a secure entry system and welcomes you into a bright and spacious hallway with built-in storage. The generously proportioned living room is flooded with natural light, offering a comfortable space for relaxation and entertaining. A separate, contemporary kitchen features sleek units, ample worktop space, and integrated appliances, ideal for modern living. There are two well-proportioned double bedrooms, both presented in excellent decorative order. The principal bedroom benefits from a stylish ensuite shower room, while a modern family bathroom with a pristine white three-piece suite completes the accommodation. Externally, the flat enjoys access to neatly landscaped communal grounds and a private residents' car park located at the rear of the building. Additional features include full double glazing, gas central heating, and a well-managed development with a sense of community.

This property represents an ideal purchase for first-time buyers, young professionals, or buy-to-let investors looking for a turnkey home in a sought-after location.

- Modern 2-bed flat in pristine condition
- Excellent transport links (Bypass & A1)
- Bright lounge & separate fitted kitchen
- Master bedroom with ensuite
- Close to Fort Kinnaird amenities
- Residents' parking & shared grounds
- Factor fee in place, approx. £170 per quarter.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



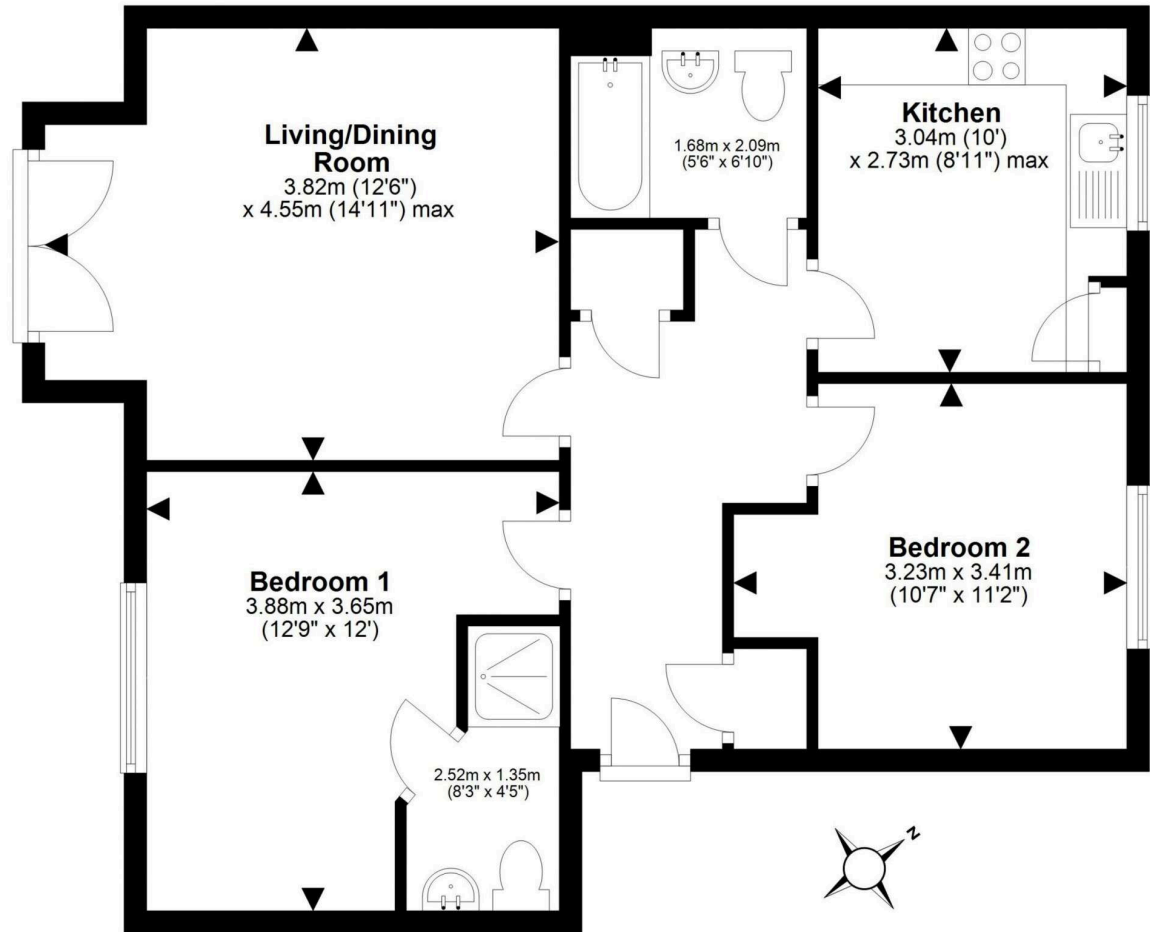
Extras included in the sale are the blinds, fridge and washing machine. The wardrobes are available by separate negotiation. Please note the light fittings in the lounge and bedroom 2 will be removed prior to sale and replaced with basic fittings.

EPC rating B. Council Tax band B.

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.







This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.  
For details of the internal floor area, please refer to the Home Report.