



Offers Over
£180,000

45/10 Milligan Drive

The Wisp | Edinburgh | EH16 4WJ

A fantastic opportunity has arisen to purchase this impressive, truly stunning two bedroom top floor flat, forming part of a well-established modern development in the popular Wisp district. Ideally placed close to superb local amenities and excellent transport links, the property is certain to appeal to first-time buyers, professionals, and investors.

- 2 Bedrooms
- 1 Public Room
- 1 Bathroom
- Residents Parking
- Communal Gardens
- EPC Rating – B
- Council Tax Band - B



Description

The accommodation is presented in excellent order throughout and briefly comprises: secure entry system, welcoming entrance hallway with a useful cloak cupboard, bright and spacious dual-aspect reception/dining room, open plan modern fitted kitchen with a range of base and wall mounted units and integrated appliances, well proportioned principal double bedroom with fitted wardrobes, good sized second bedroom and contemporary bathroom with three-piece suite and shower over bath. Further benefits include gas central heating, double glazing and attic providing great storage space

This property has been subject to virtual staging in some rooms to show the effect of makeover on the property. It should be noted that some rooms are currently empty as per the "before" images which have also been uploaded for perusal.



Extras

All fitted floor coverings will be included in the sale together with the integrated appliances in the kitchen. The large wardrobe in the second bedroom will also be included in the sale.

Factor

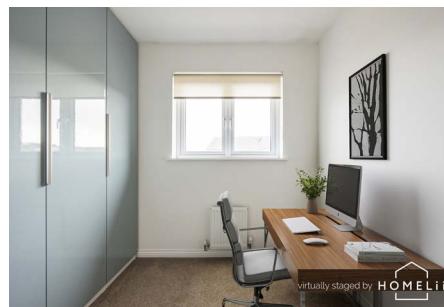
The development is managed by First Port for a monthly fee of approx. £50. This includes maintenance of communal areas and buildings insurance.

Gardens & Parking

Externally, the development is surrounded by well maintained communal gardens. Residents also benefit from unallocated parking to the rear of the development, with additional free on-street parking available in the surrounding area for visitors.

Viewing

By appointment through Neilsons 0131 625 2222.





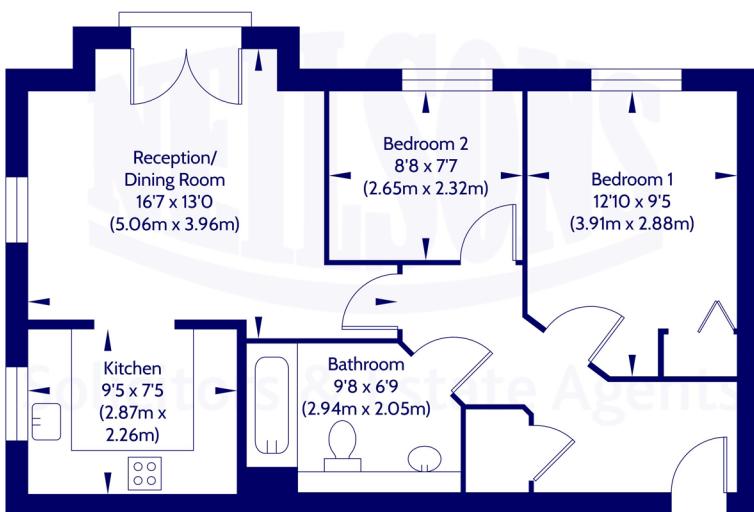
Location

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 55 Sq M / 591 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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