

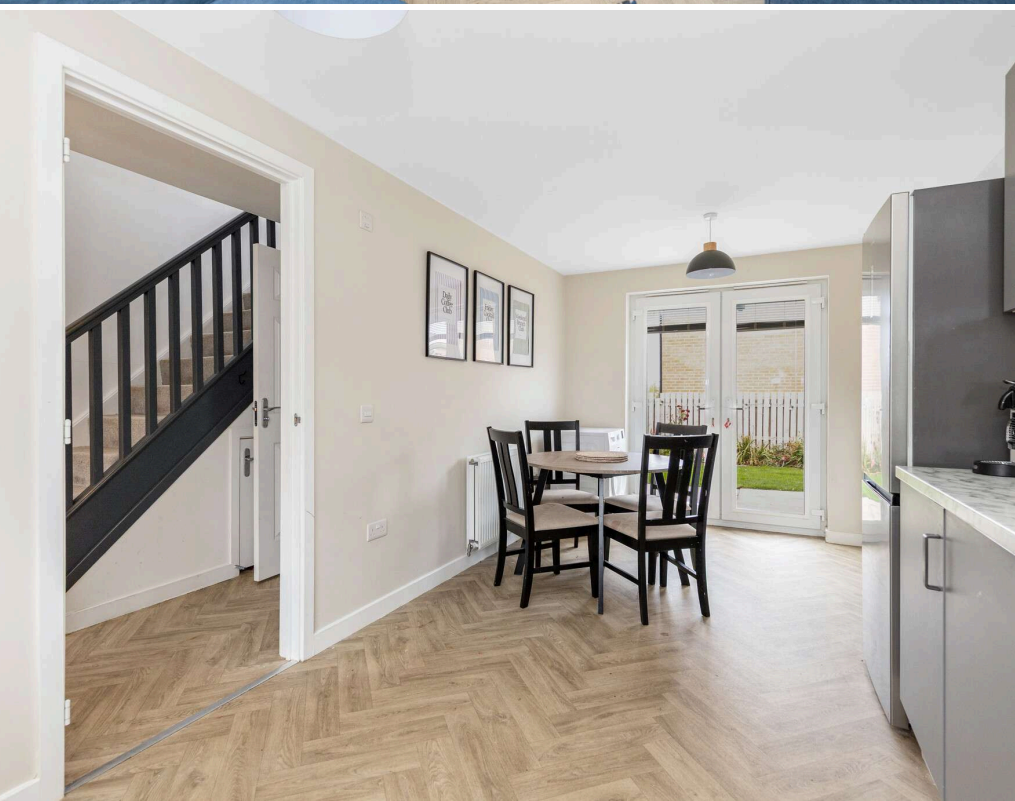




Welcome

Welcome to Milligan Road, a superb opportunity to acquire a three-bedroom detached family home, enjoying private gardens, driveway parking and the added benefit of being situated within a factored development. This attractive detached property offers well-proportioned accommodation arranged over two levels and provides an excellent combination of comfortable family living and practical outdoor space. The accommodation provides excellent flexibility for modern lifestyles, with three bedrooms offering scope for family bedrooms, guest accommodation or a dedicated home-working space. The factored development also provides the reassurance of communal areas being professionally maintained, helping to create an attractive and well-kept residential environment. Early viewing is recommended.

- Reception hallway
- Front facing living room
- Cloaks/WC
- Dining kitchen with direct access to the garden
- Three bedrooms, one with en-suite shower room
- Attic storage accessed by a fixed ladder
- Family bathroom
- Gas central heating
- Double glazing
- Private gardens with garden shed included
- Driveway with further on street parking







The Wisp

Milligan Road forms part of a popular modern residential development in the south-east of Edinburgh, offering a convenient setting for families, couples and commuters. The surrounding area provides a good range of everyday amenities, including local shops, supermarkets, schools and leisure facilities, while nearby Danderhall and neighbouring communities offer further shopping and recreational options. Excellent transport links provide easy access to Edinburgh city centre and the wider area, with convenient connections to the City Bypass and the A1. Regular bus services operate nearby, providing straightforward access into the city and surrounding areas. There are also a variety of parks, open spaces and walking routes close by, making this an appealing location for those seeking a modern residential setting while remaining within easy reach of Edinburgh's extensive shopping, dining, cultural and leisure facilities.

Agent's Note

The development is factored by First Port with an approximate annual fee of £100 for the upkeep of the communal areas. Further information on the factors can be found via the factor's website. Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer. Please note the integrated kitchen appliances, and white goods including washing machine, dishwasher and tumble dryer which are free standing are included in the sale price.





Get in touch

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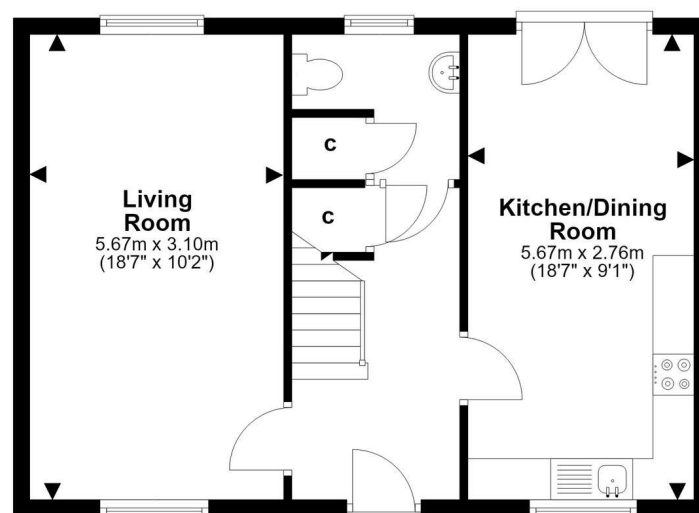
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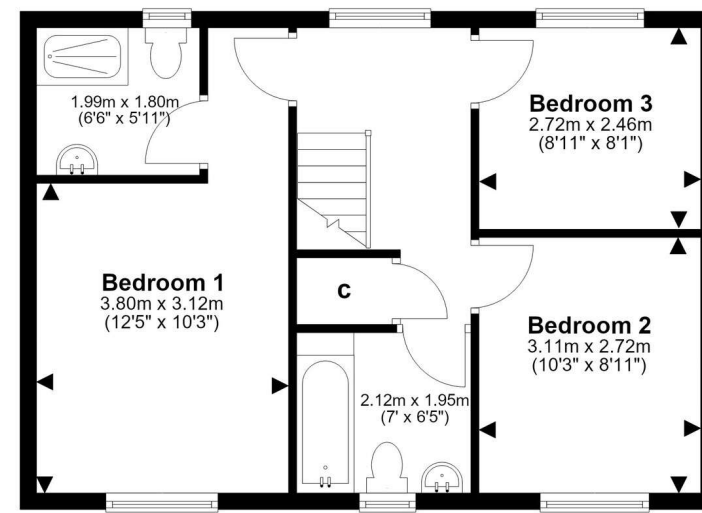


CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



Ground Floor



First Floor

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.