










Offers Over
£315,000

31 Milligan Drive

The Wisp | Edinburgh | EH16 4WJ

A fantastic opportunity has arisen to purchase this well presented and generously proportioned end terraced townhouse with attractive views to Arthur's Seat and private gardens, offering excellent sized accommodation forming part of an established modern development, close to an abundance of excellent amenities and commuting links.

-  4 Bedrooms
-  2 Public rooms
-  2 Bathrooms and a WC
-  Private garden
-  Residents parking
-  EPC Band - B
-  Council Tax Band - E



Description

In brief the accommodation comprises; welcoming entrance hallway with downstairs storage and access to downstairs WC, light and airy reception room to the front, modern fitted kitchen/dining with integrated appliances and French doors providing direct access to the rear garden, the first floor level comprises three well proportioned bedrooms together with a modern family bathroom with three-piece suite and shower over bath and finally the second floor hosts the fantastic sized principal bedroom with lovely open views, walk-in wardrobe/study and contemporary en-suite shower room. Further benefits include gas central heating & double glazing.



Extras

All fitted floor coverings and blinds will be included in the sale together with the integrated oven/hob, integrated fridge/freezer, integrated dishwasher and integrated washing machine. The sofa can also be included within the sale.

Gardens and Parking

To the rear, there is a fully enclosed well maintained private garden mainly laid to lawn with an area of patio. There is a further section of garden ground to the front and residents parking can be found to the rear. A factoring fee is made payable to First Port Scotland for the upkeep of the communal areas which is approximately £10 per month.

Viewing

By appointment through Neilsons 0131 625 2222.





Location

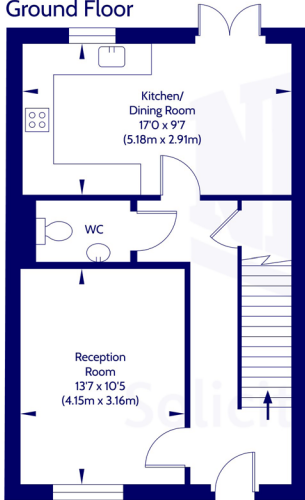
The Wisp is a popular residential area to the South East of the City Centre well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, state of the art gym and fine selection of restaurants are moments away. The area is well situated for access to Little France Park and Craigmillar Castle which are both a short walk away and a little further afield Portobello and Arthur's Seat can be found for charming walks. 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.



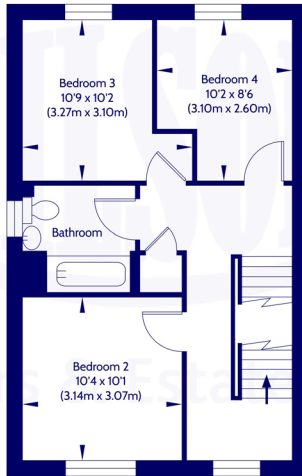


Approx. Gross Internal Floor Area 117 Sq M / 1259 Sq Ft.

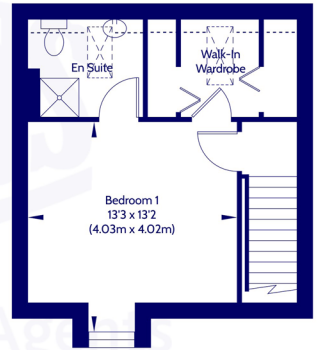
Ground Floor



1st Floor



2nd 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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