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2 Milligan Road,

Edinburgh, EH16 4ZD

2	3	2	EPC B	FREEHOLD

Description

Welcome to 2 Milligan Road a modern, a lovely 3-bedroom end terraced home, forming part of a sought-after contemporary development in The Wisp. The property is well presented combining contemporary design with a warm, inviting atmosphere, this property is perfect for those seeking a bright and comfortable living space. The accommodation briefly comprises a welcoming entrance hallway with useful downstairs WC off. The lounge provides a cosy comfortable space for relaxing with door giving access to the bright spacious fully fitted kitchen/dining room. A staircase leads to the upper landing which gives access to the master bedroom, which provides a tranquil retreat and comes complete with a stylish ensuite shower room and mirror fitted wardrobes. There are two further bedrooms and a family sized bathroom with white suite with glass screen over and shower over the bath. The property further benefits from gas central heating, double glazing and good storage facilities including the attic. Externally there is a private garden to the front with private driveway and there is a large fully enclosed sunny south facing garden with decked area for relaxing/outdoor entertaining and there is raised section mainly laide to lawn, bordered with shrubbery. This property will make a wonderful family home, and viewing is recommended to fully appreciate what the property has to offer.

Location

Set some five miles southeast of the city centre, The Wisp promises a fantastic setting for young families and professionals keen to escape the hustle and bustle of the capital without leaving the city limits, with a bus stop just a short stroll away. The Wisp is also the perfect location for medical and research professionals working at Edinburgh Royal Infirmary and within Edinburgh BioQuarter or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from a large supermarket, so have no shortage of retail and leisure facilities at their disposal. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The property falls within the catchment area for well-regarded primary and secondary schools. The Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington, perfect for those looking to explore the surrounding countryside and idyllic coastline, including Portobello Beach. Newcraighall station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.

Factoring

The development is managed by FirstPort Scotland, Fifth Floor, The Lantern, 75 Hampstead Road, London, NW1 2PL. The cost is approx. £160 P/A.

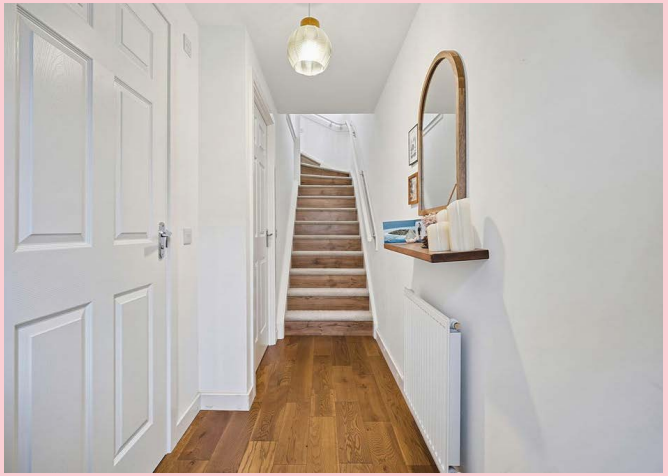
Extras

All fitted floor coverings and integrated oven and hob in the kitchen along with the garden shed.

Features

- Modern end-terrace house
- Part of a modern development
- Well-connected location in The Wisp
- Entrance hall
- WC
- Lounge
- Kitchen/Dining room
- 3 Bedrooms
- 2 Bathrooms
- Gas central heating
- Double glazing
- Private gardens to the front and south facing rear
- Private driveway parking
- EPC rating - B
- Council Tax Band – D
- Tenure - Freehold

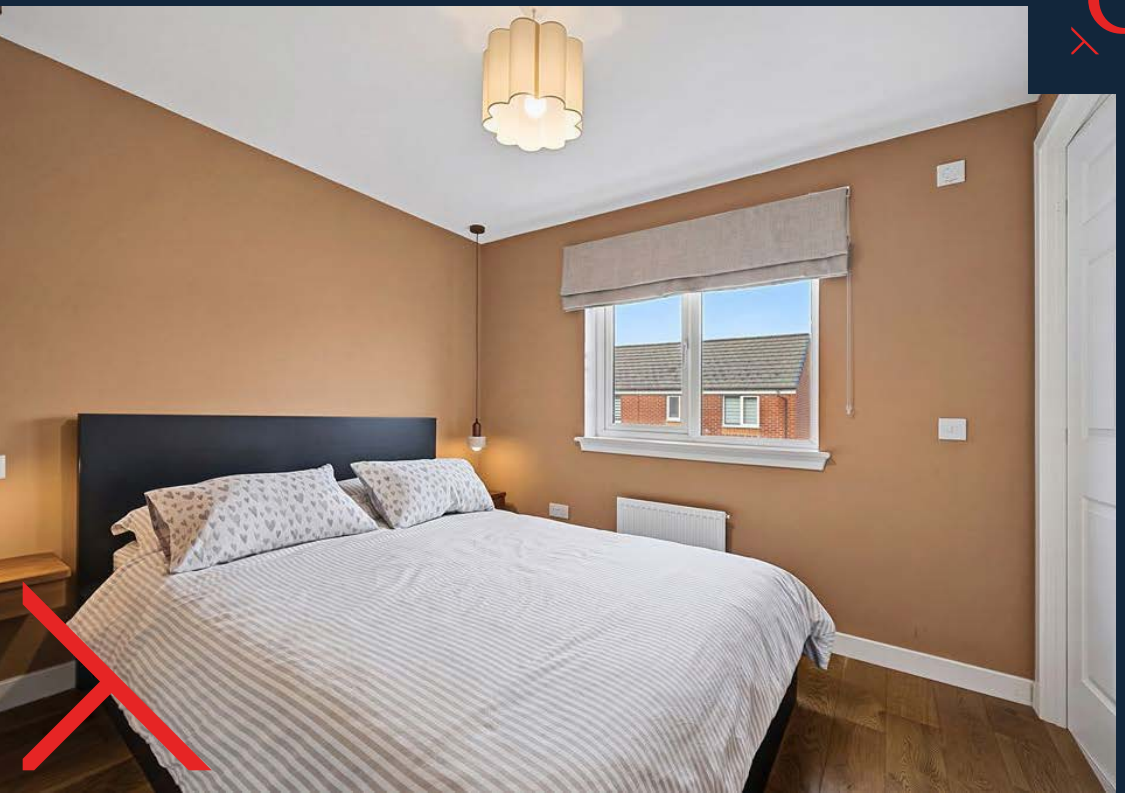




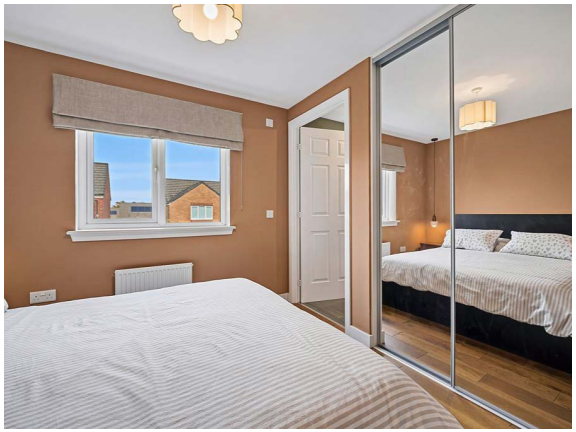






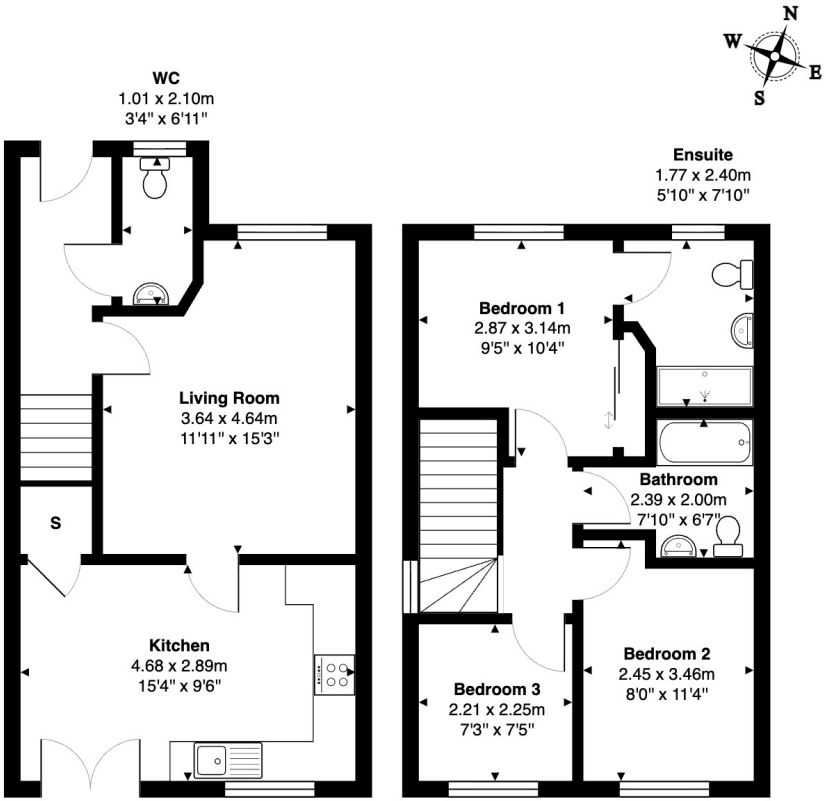












Total Area: 77.8 m² ... 838 ft²

All measurements are approximate and for display purposes only







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T 0131 337 7771 E info@clancys-solicitors.co.uk A 20-22 Torphichen Street, Edinburgh, EH3 8JB

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