




McEwan Fraser Legal
Solicitors & Estate Agents
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2/3 Milligan Drive

THE WISP, EDINBURGH, EH16 4WJ



The Wisp

EDINBURGH, EH16 4WJ

“... two bedroom ground floor flat in the popular area of The Wisp ...”

Milligan Drive lies to the southeast of Edinburgh City centre, inside the city bypass and well-placed for the Royal Infirmary.

Nearby Danderhall offers a good range of local amenities, including a supermarket, chemist and a Post Office and also has its own primary school and nursery.

The major retail park at Fort Kinnaird is a short drive away, as is the retail park at Straiton, just off the city bypass, which also offers easy commuting to surrounding areas and motorway links.

Regular public transport is available from The Wisp, linking to the city centre.

Hunter's Hall Public Park offers green outdoor spaces for recreation, along with Liberton and Duddingston golf courses.



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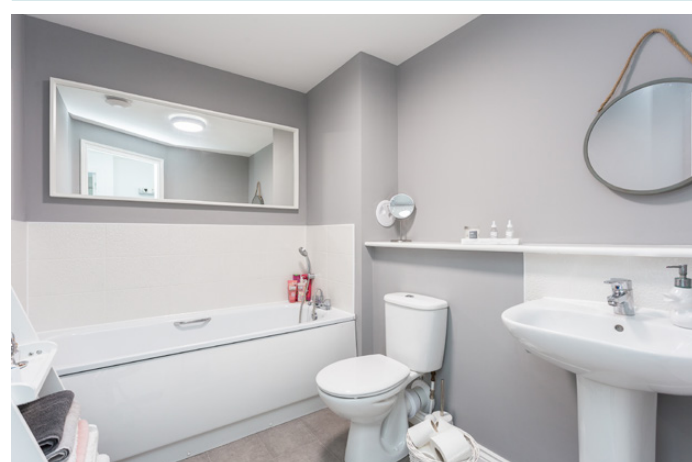
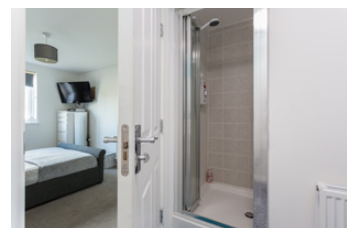
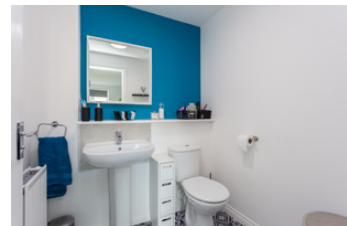
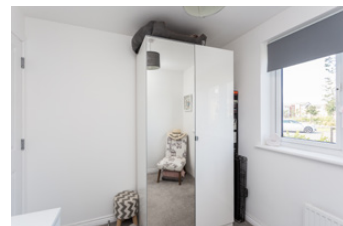
McEwan Fraser Legal is delighted to present this two bedroom ground floor flat in the popular area of The Wisp. The property is in an excellent walk-in condition.

Inside, the property comprises of a dual aspect lounge/diner with ample space for lounge furniture as well as a dining table and chairs. The fully-fitted kitchen, accessed via the lounge/diner, is complete with an integrated 4 gas hob, oven and extractor hood. The integrated kitchen appliances include a fridge-freezer, dishwasher and washer dryer. There is part splashback panelling over the hob and there is a built-in wine rack.

The master bedroom is spacious in size and benefits from a built-in double wardrobe. The partially-tiled internal ensuite consists of a two-piece suite with a single shower cubicle and extractor fan. The second bedroom is a comfortable double and offers flexible use for individual purchasers needs. The bathroom is partially tiled and comprises of three-piece suite with shower head over bath.

The property also benefits from a generously sized storage cupboard in the hallway, a secure door entry system and unallocated residents parking.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

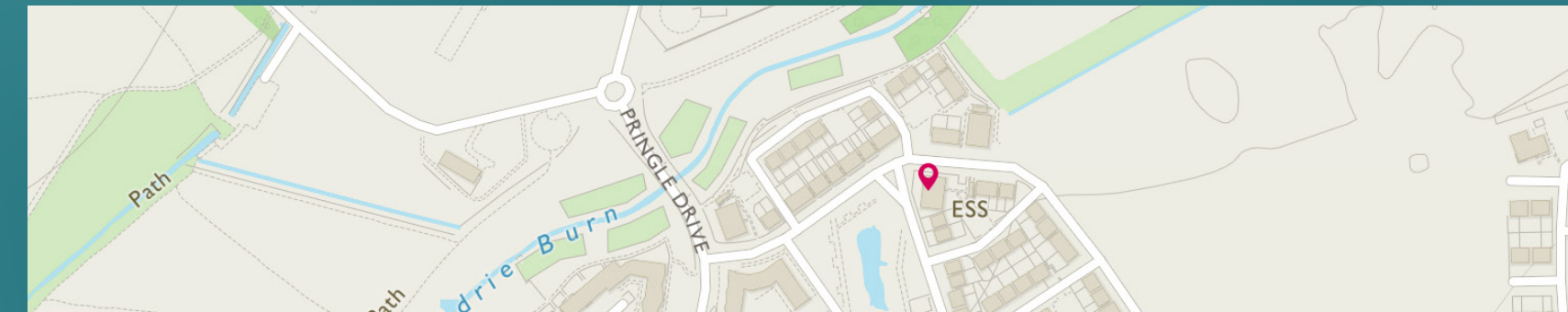


Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.70m (12'2")
Kitchen	3.00m (9'10") x 2.25m (7'5")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
En-suite	2.70m (8'10") x 1.70m (5'7")
Bedroom 2	2.60m (8'6") x 2.30m (7'7")
Bathroom	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m²): 61m²

EPC Rating: B





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Text and description
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Surveyor



Professional photography
GRANT LAWRENCE
Photographer



Layout graphics and design
ALLY CLARK
Designer