

# 29 Milligan Drive

THE WISP, EDINBURGH, EH16 4WJ



*TWO-BEDROOM SEMI-DETACHED HOUSE IN A  
POPULAR DEVELOPMENT AT THE WISP*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







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An excellent opportunity has arisen to acquire this delightful two-bedroom semi-detached house located within a popular development at The Wisp, making for an ideal first-time purchase.

Internally, this property is in superb decorative order while briefly consisting of an entrance hallway with a large storage cupboard, a bright and spacious lounge/diner with patio doors leading out to the private rear garden, a fully-fitted kitchen with an integrated four-ring gas hob, oven, extractor hood, dishwasher, fridge-freezer, and washing machine. Upstairs, both double bedrooms are large in size offering ample space for free-standing furniture and different configurations. The partially-tiled three-piece bathroom with an over-bath shower completes the internal layout.

The property also benefits from; gas central heating, full double glazing, off-street parking by way of a designated parking space to the rear of the garden. The garden has been laid to lawn and benefits from a garden shed which will be included in the sale.

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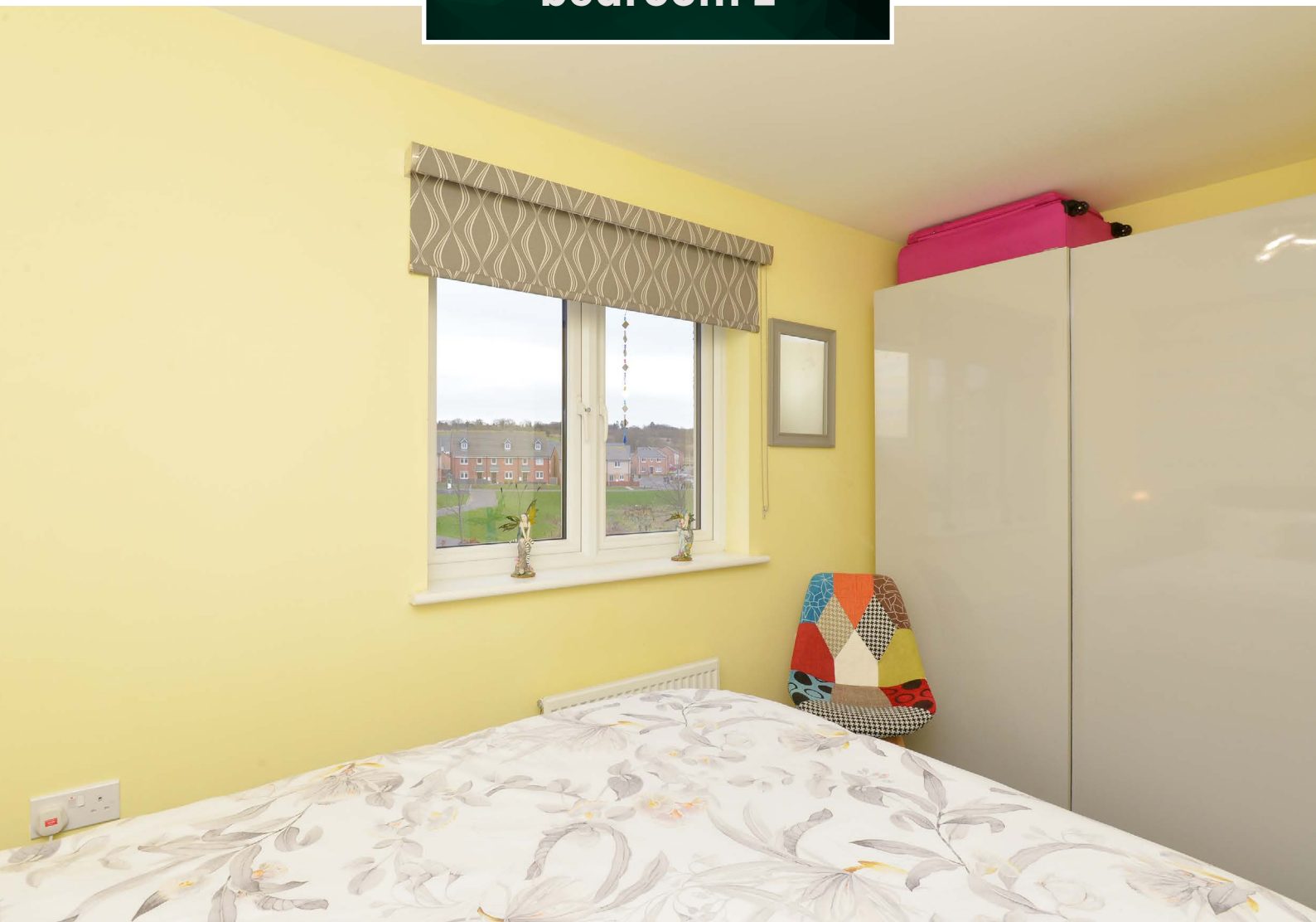
**bedroom 1**

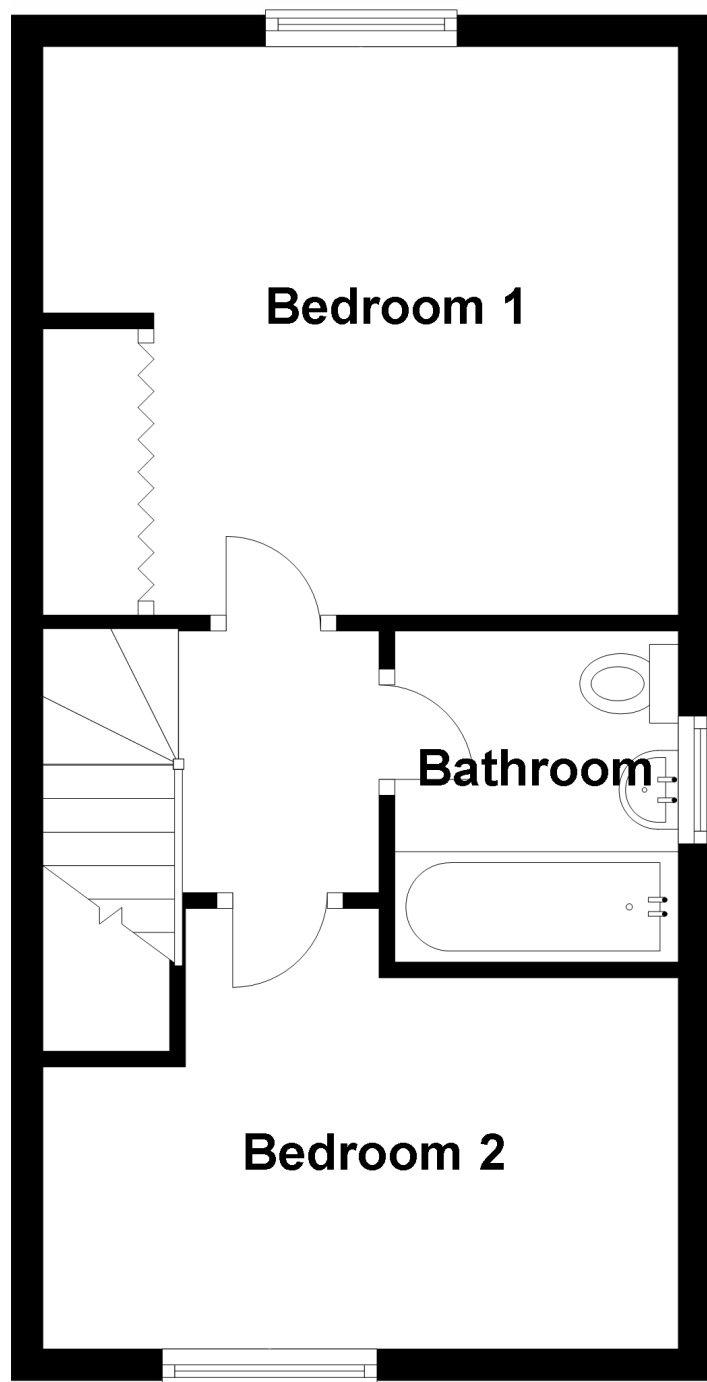
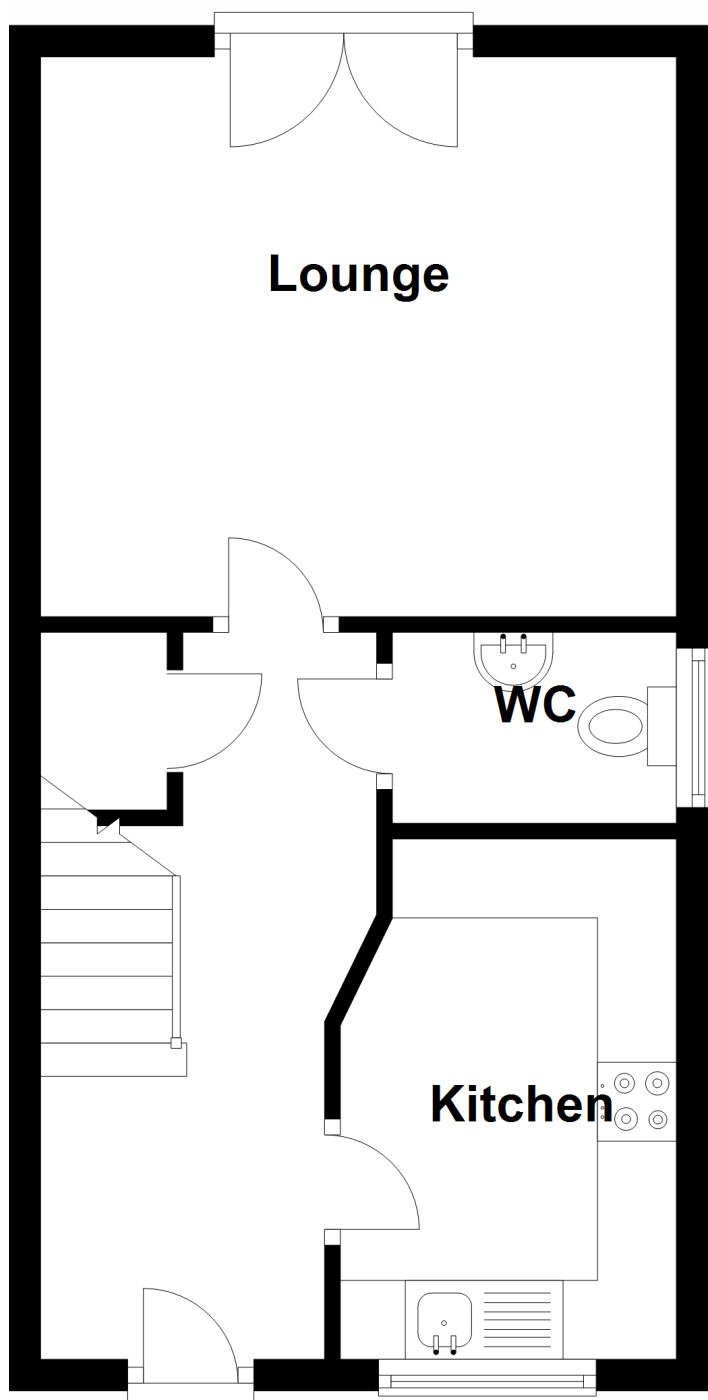






**bedroom 2**





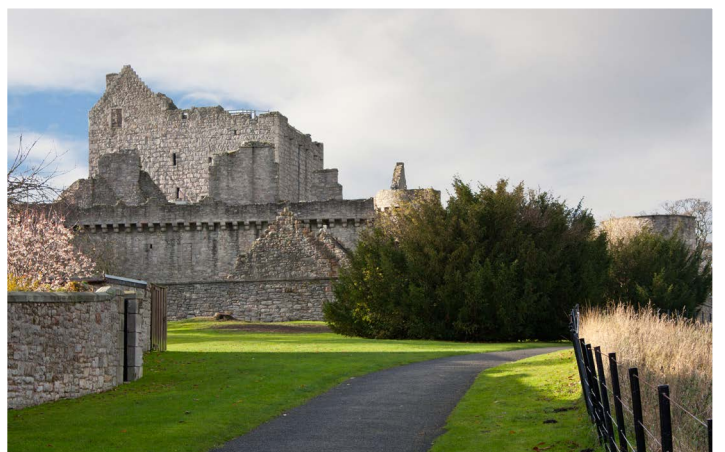
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.03m (13'3") x 3.55m (11'8")	Bathroom	2.10m (6'11") x 1.80m (5'11")
Kitchen	3.30m (10'10") x 2.13m (7')	Gross internal floor area (m <sup>2</sup> ): 67m <sup>2</sup> EPC Rating: C	
WC	1.80m (5'11") x 1.21m (4')		
Bedroom 1	4.03m (13'3") x 3.61m (11'10")		
Bedroom 2	4.03m (13'3") x 2.79m (9'2")		







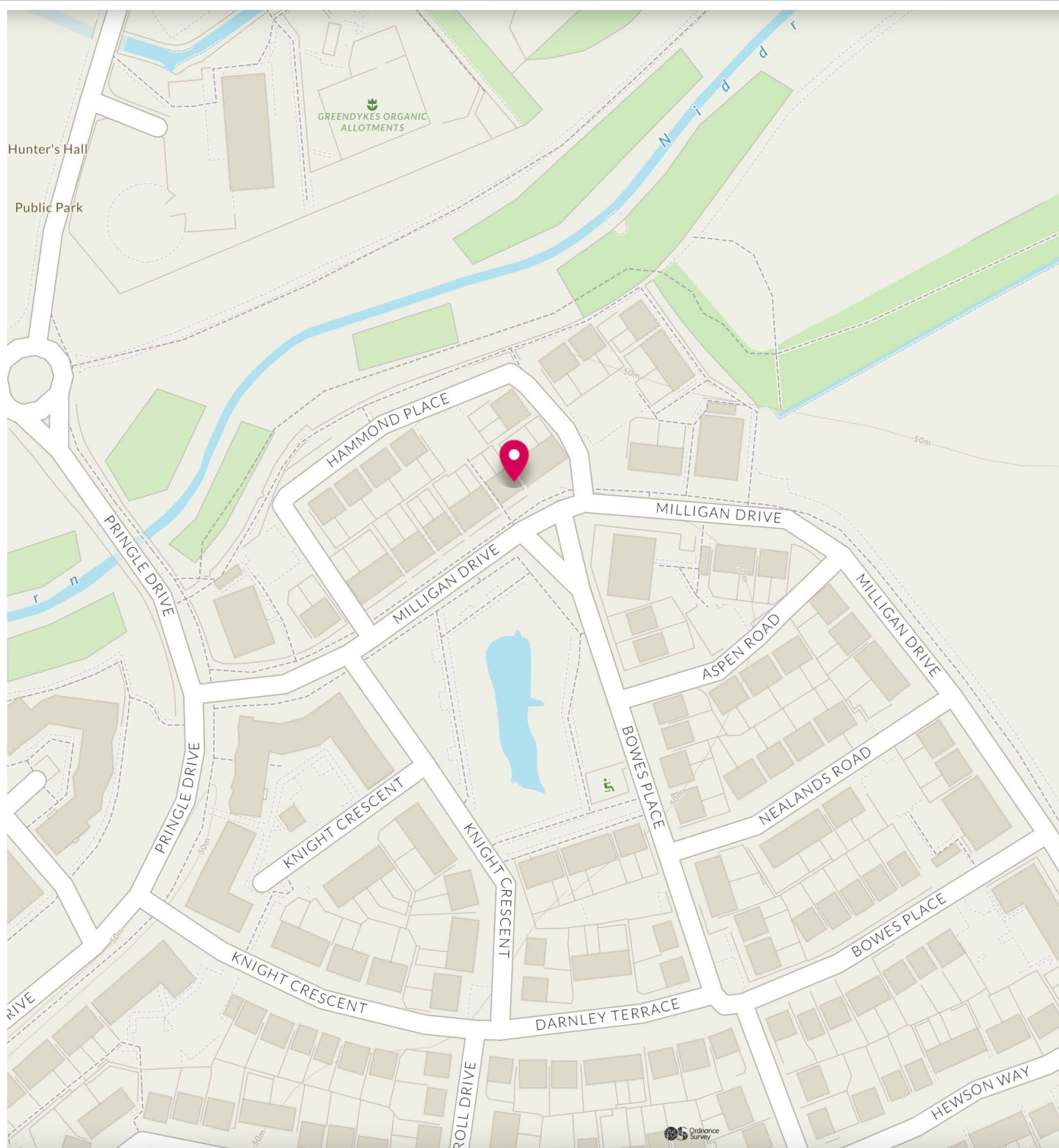


Milligan Drive lies to the southeast of Edinburgh City centre, inside the city bypass and well-placed for the Royal Infirmary.

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.





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

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