

Flat 3, 47 Milligan Drive

EDINBURGH, EH16 4DA



Beautifully presented ground-floor apartment with two double bedrooms, en suite, contemporary interiors and move-in condition on sought-after Milligan Drive



0131 524 9797



www.mcewanfraserlegal.co.uk

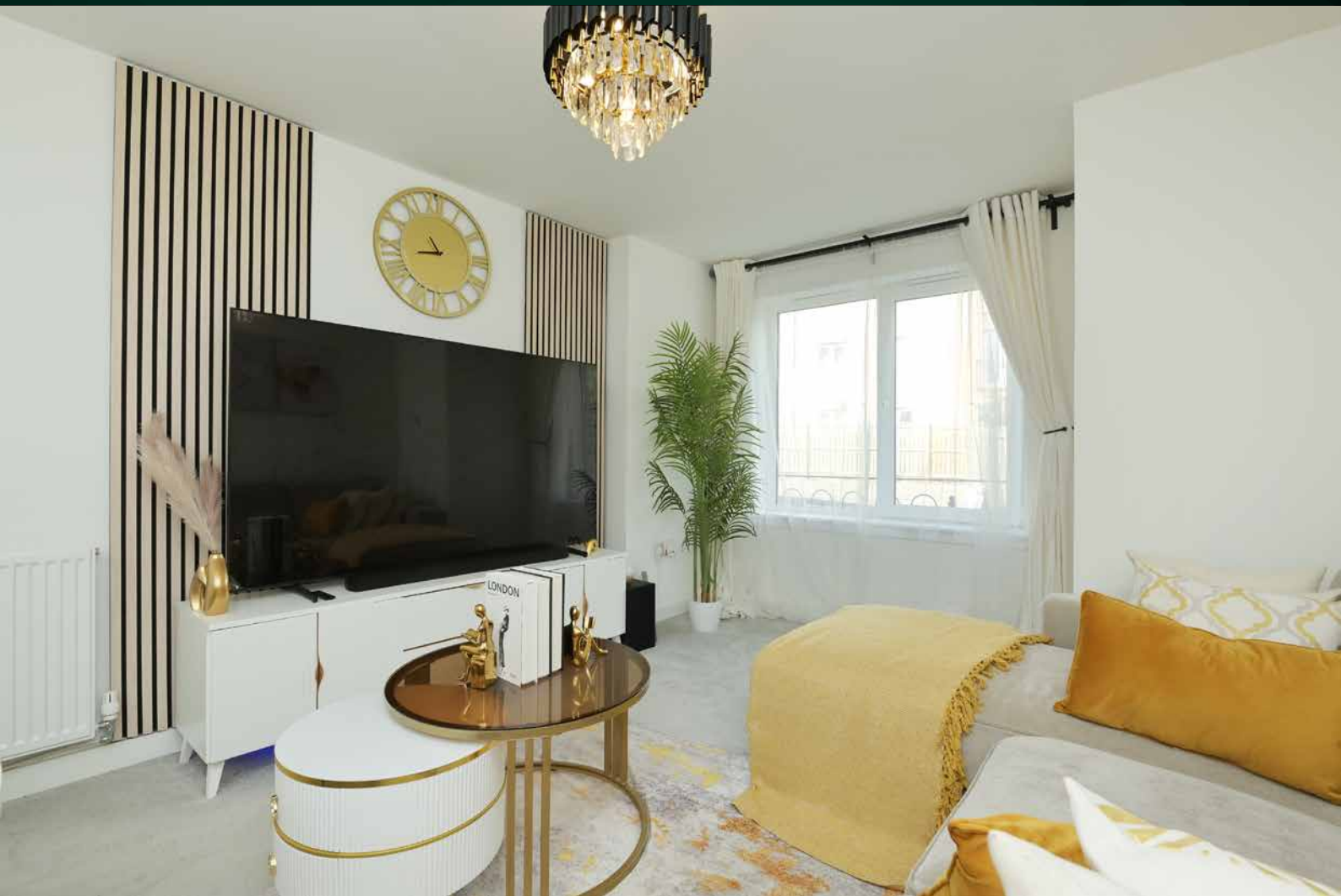


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal is delighted to present this beautifully presented two-bedroom ground-floor flat, located within the popular Milligan Drive development in Edinburgh. Offering contemporary accommodation in true move-in condition, this stylish home is perfectly suited to first-time buyers, professionals, downsizers and investors alike.

THE LIVING ROOM



The heart of the home is the bright and spacious living area, providing a welcoming space to relax and entertain.

THE KITCHEN



The modern kitchen has been thoughtfully designed with ample worktop and storage space, seamlessly complementing the fresh and contemporary interior found throughout the property.





The generous principal bedroom benefits from fitted storage and a stylish en suite shower room, creating a comfortable and private retreat. A second well-proportioned double bedroom offers flexibility for guests, family members or those working from home. The accommodation is completed by a modern family bathroom, finished to an excellent standard.

The property is beautifully presented throughout, with tasteful décor and quality finishes creating a home that is ready for immediate occupation with nothing for the new owner to do.

THE BATHROOM



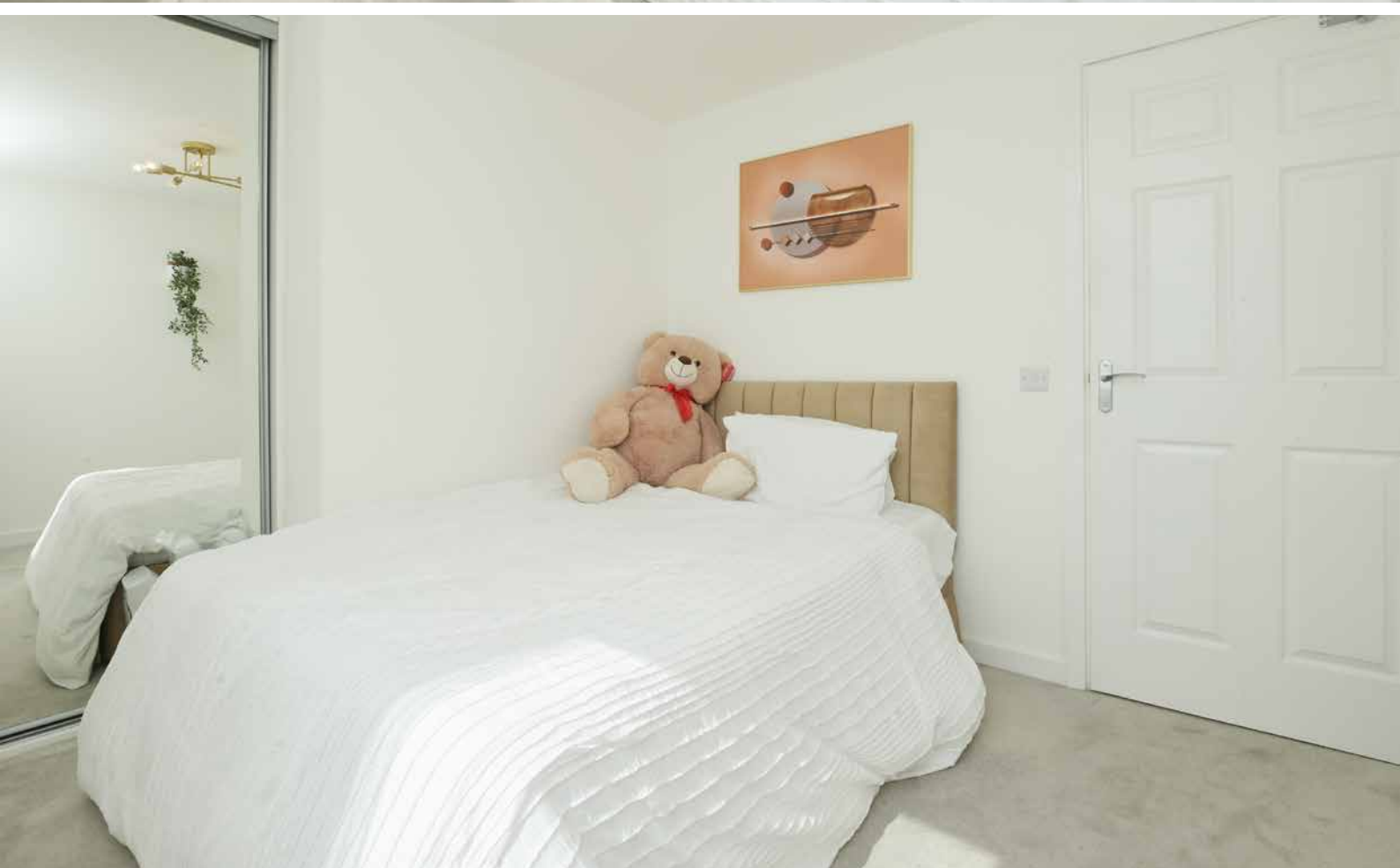
BEDROOM 1



benefits from fitted storage and a stylish en suite shower room, creating a comfortable and private retreat



BEDROOM 2



Further benefits include gas central heating, double glazing and well-maintained communal grounds, ensuring comfort, energy efficiency and low-maintenance living all year round.

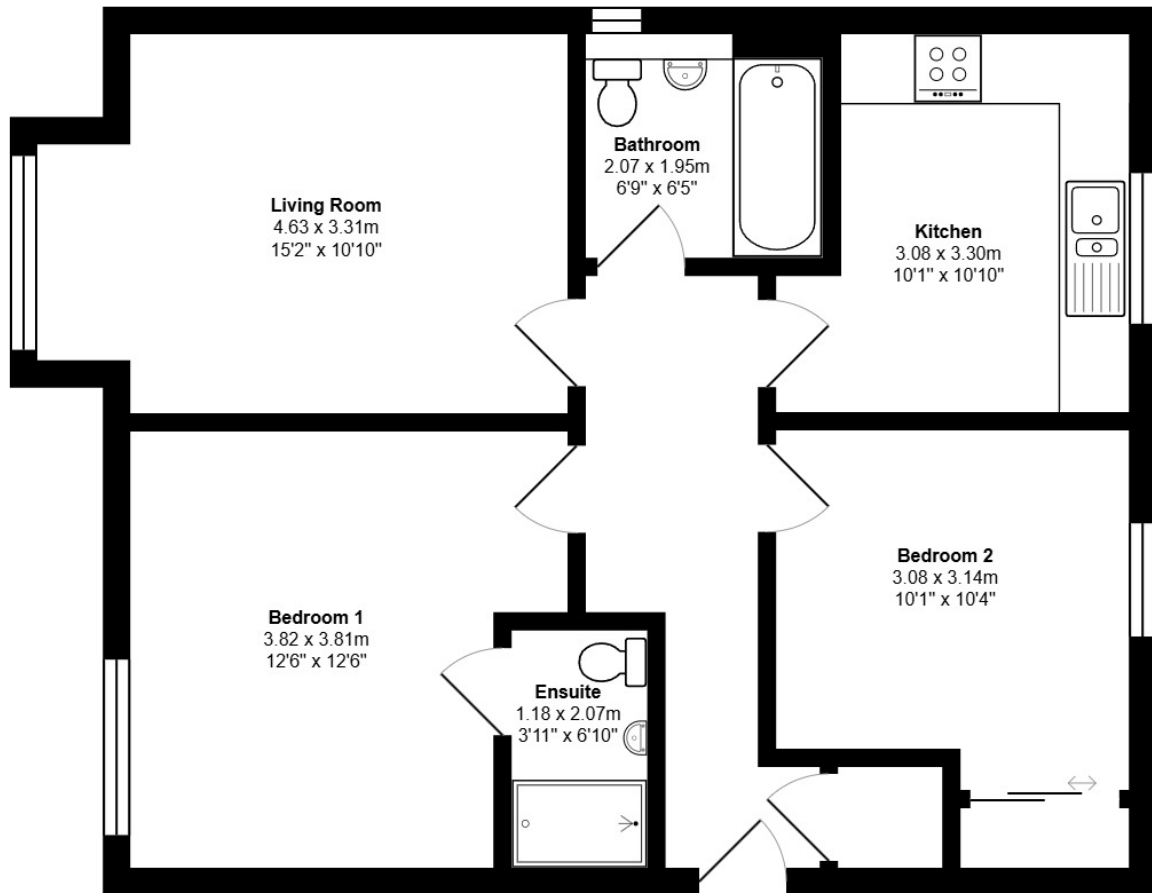
Ideally positioned close to excellent local amenities, schools, transport links and easy access to Edinburgh city centre, this exceptional property represents an outstanding opportunity to acquire a stylish modern home in a highly convenient location.

Early viewing is highly recommended.

EXTERNALS

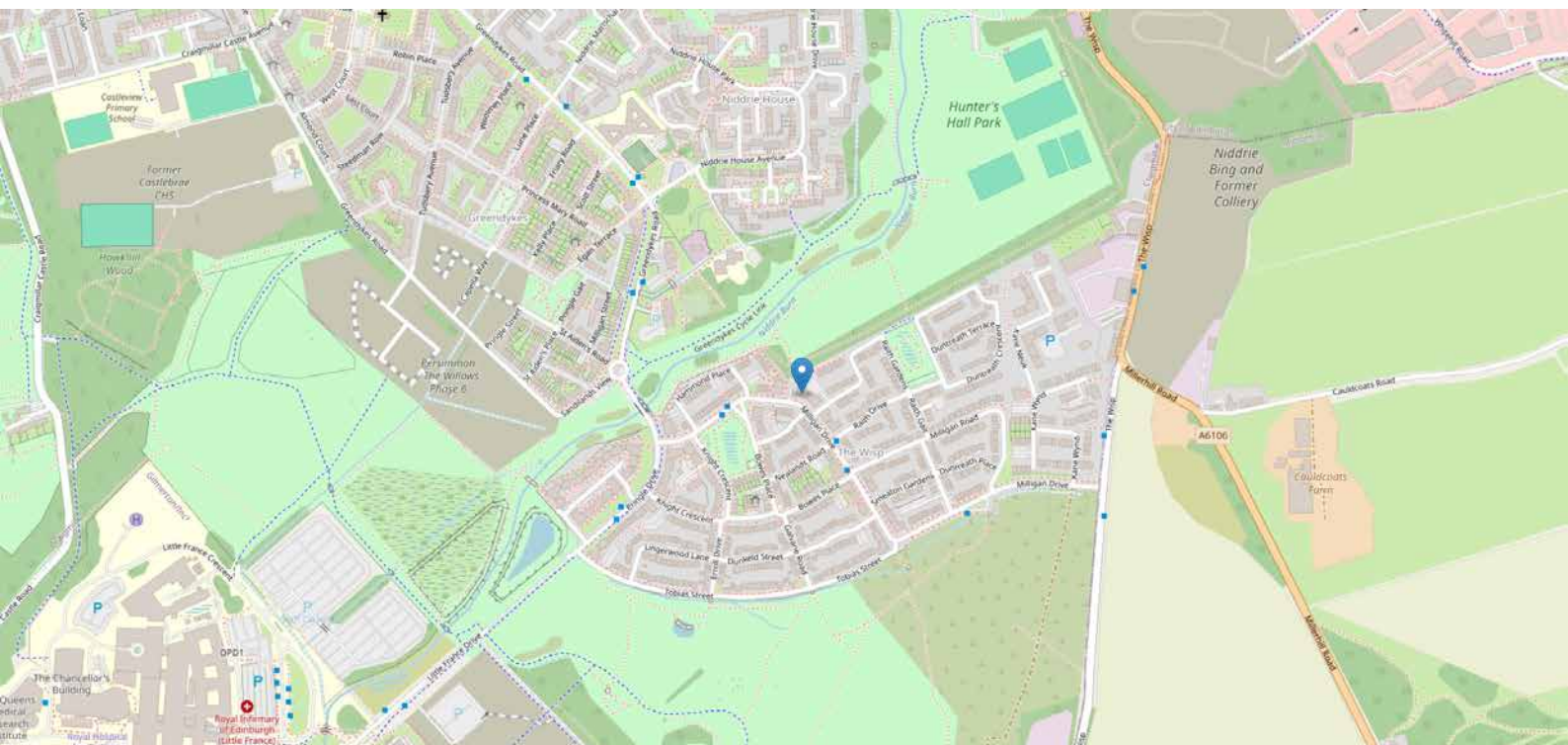


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 64m² | EPC Rating: B



THE LOCATION

The Wisp is a popular and well-established residential development located to the south-east of Edinburgh City Centre, offering an excellent balance of peaceful suburban living and superb connectivity. The area is particularly well placed for professionals working at the nearby Royal Infirmary of Edinburgh, which is just a short journey away.





Residents benefit from excellent public transport links, with regular bus services providing quick and easy access to Edinburgh City Centre, while the nearby Edinburgh City Bypass connects seamlessly to the M8, M9 and Scotland's wider motorway network, as well as Edinburgh Airport.

The location also offers convenient access to Musselburgh, Joppa and the beautiful East Lothian coastline, making it an ideal base for both commuters and those who enjoy the outdoors.

A fantastic range of shopping and leisure facilities are within easy reach, including Cameron Toll Shopping Centre, Fort Kinnaird Retail Park and Straiton Retail Park, all offering an extensive selection of supermarkets, high street retailers, restaurants and leisure amenities. The area is also well served by local parks, schools and recreational facilities, making The Wisp a highly desirable location for families, professionals and first-time buyers alike.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
JAMIE MCINTOSH
Surveyor



Layout graphics and design
ALLY CLARK
Designer

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