

2/5 Milligan Drive

THE WISP, EDINBURGH, EH16 4WJ



Superb two bedroom first-floor flat, making for an ideal first-time purchase.



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

THE LOUNGE



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 a double Juliet balcony, a fully-fitted kitchen with an integrated four-ring gas-hob, oven, extractor hood, dishwasher, fridge-freezer and washing machine.

THE KITCHEN





BEDROOM 1



Both double bedrooms are large in size offering ample space for free standing furniture and different configurations and the larger of the two benefits from a Juliet balcony.





BEDROOM 2 & BATHROOM



The partially-tiled three-piece bathroom with an over-bath shower completes the internal layout.

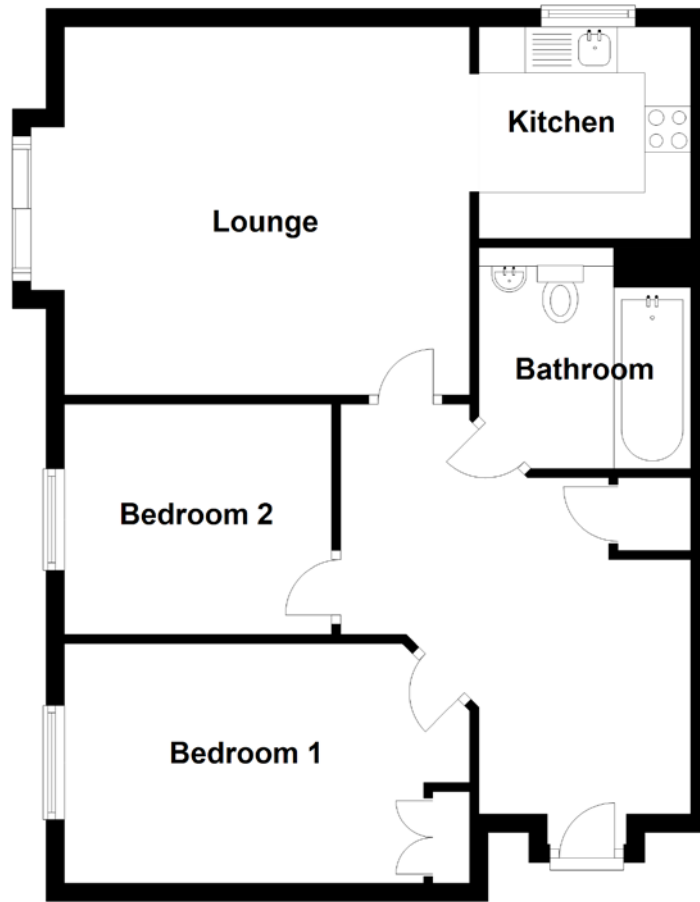


THE GROUNDS

The property also benefits from; gas central heating, full double glazing, a secure door entry system, unallocated off-street parking, a communal bin store and a shared bike shed.



FLOOR PLAN, DIMENSIONS & MAP

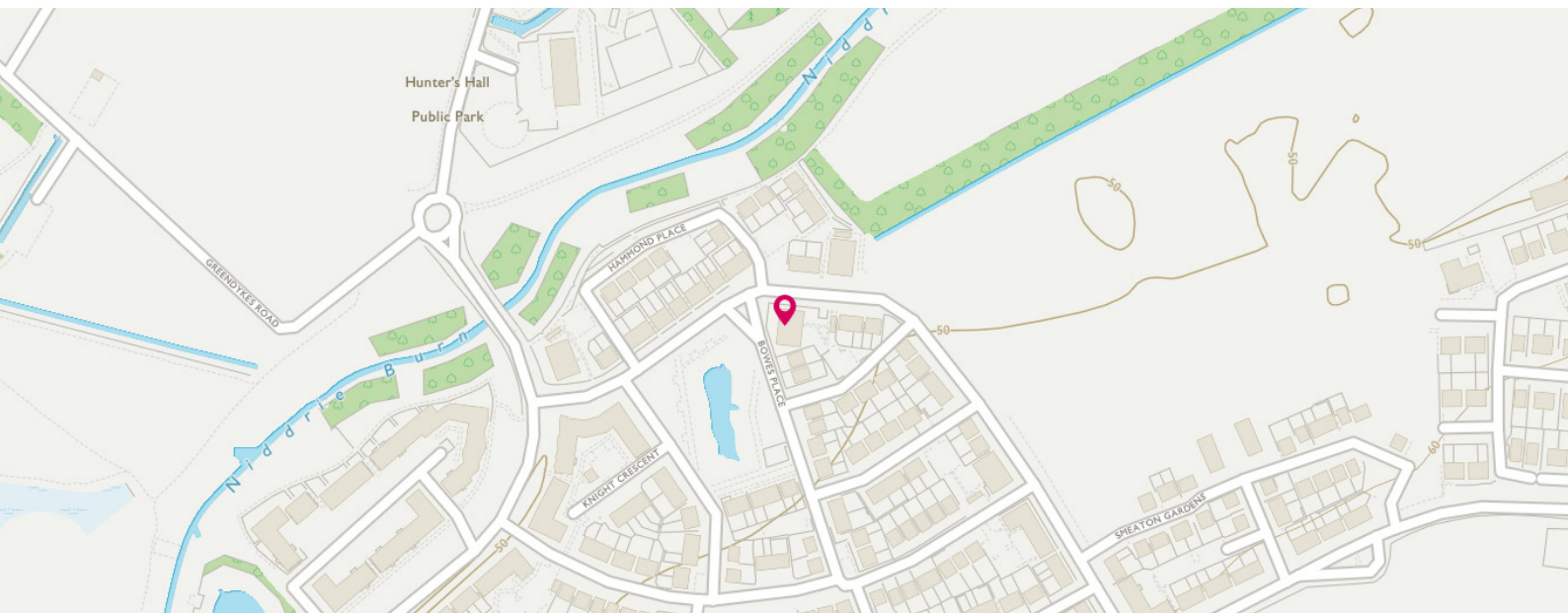


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.00m (13'1")
Kitchen	2.30m (7'7") x 2.30m (7'7")
Bedroom 1	4.40m (14'5") x 2.60m (8'6")
Bedroom 2	2.90m (9'6") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 2.10m (6'11")

Gross internal floor area (m²): 59m²
EPC Rating: B

Extras (Included in the sale): All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



THE LOCATION

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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