



Two-bedroom end terrace house with landscaped gardens nestled on Milligan Road



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McEwan Fraser Legal is delighted to bring to the market this two-bedroom end terrace property nestled on Milligan Road. This delightful end terrace property offers a focus on open, bright living spaces and convenient features, this residence is sure to captivate those seeking a cosy yet contemporary lifestyle.

THE LIVING ROOM



As you step inside, you are greeted by a sunlit and spacious open living room that forms the heart of the home. Natural light streams through large windows, creating an inviting ambience for relaxation and socializing. The seamless flow leads you through to the rear of the property, where an immaculate modern kitchen awaits.

THE KITCHEN



The kitchen is a culinary haven with its sleek design and array of fitted appliances. Cooking is a breeze on the electric hob, while ample worktop space ensures that meal preparation is both functional and enjoyable. This well-thought-out layout encourages seamless interaction between the living and kitchen areas, making entertaining friends and family effortless.





Ascending the staircase, you'll find two generously sized double bedrooms and a modern three-piece bathroom suite.

THE BATHROOM



BEDROOM 1



BEDROOM 2

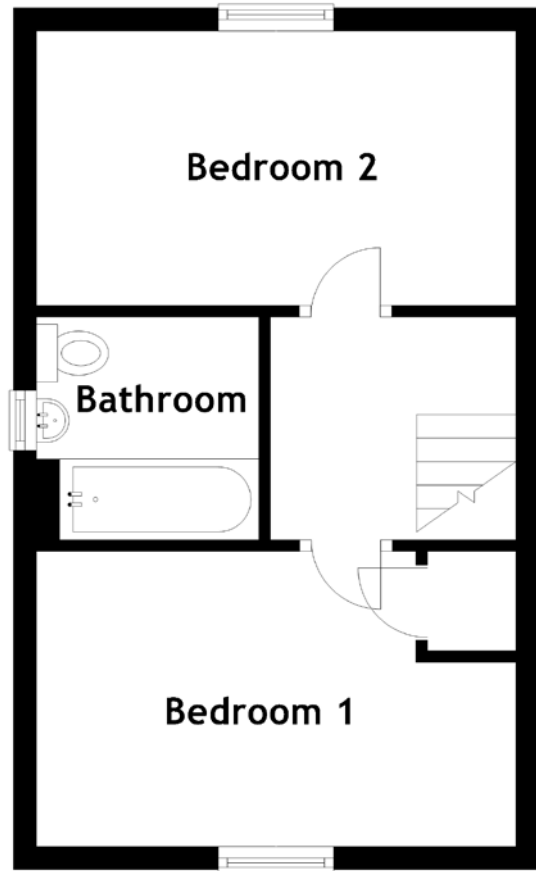
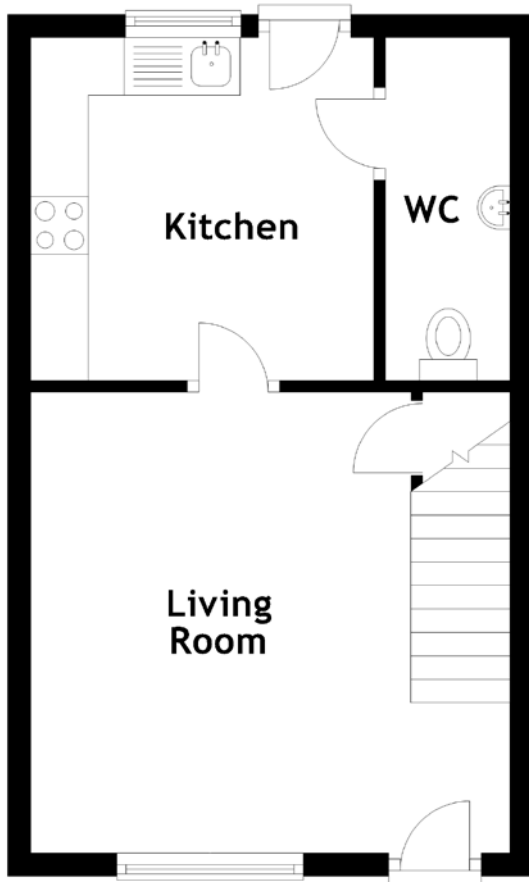


Beyond the confines of the house, the allure continues with a well-proportioned landscaped garden to the rear.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

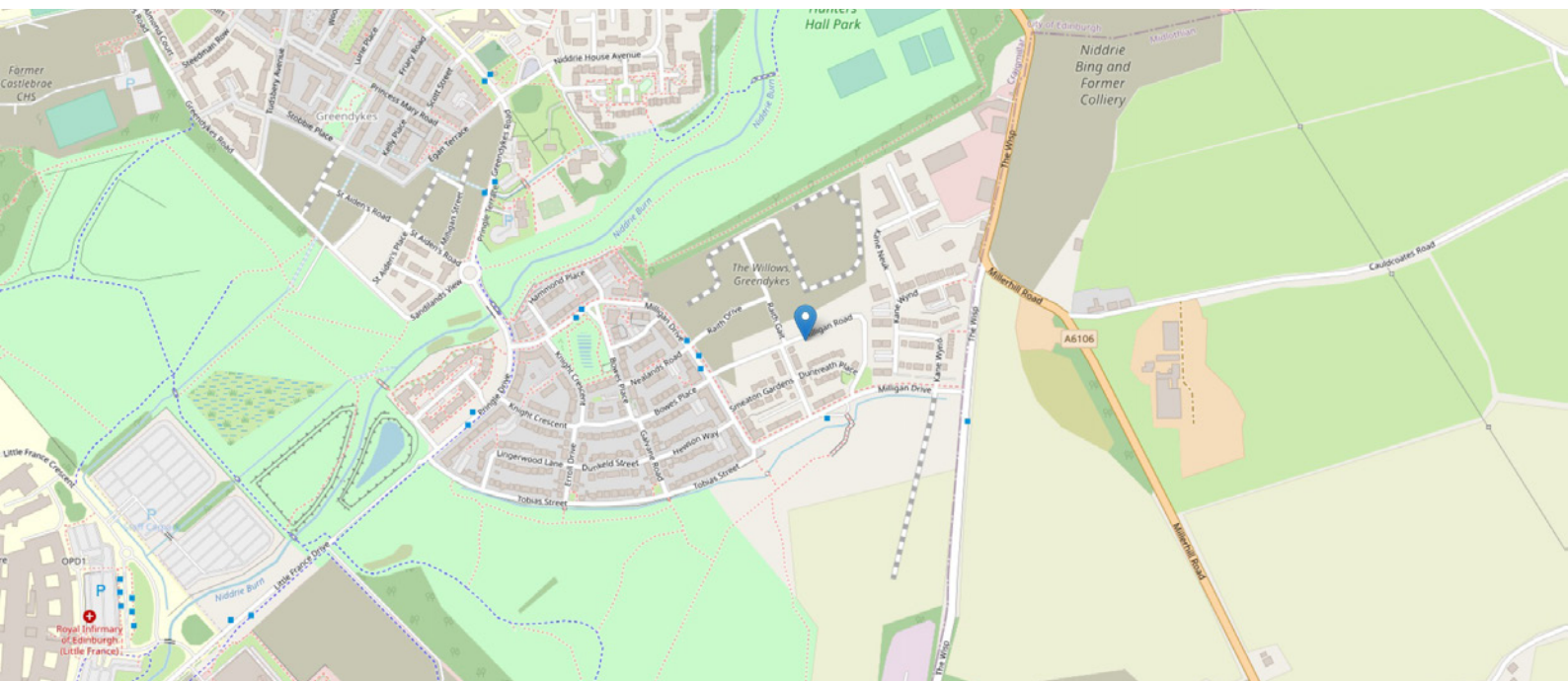


Approximate Dimensions
(Taken from the widest point)

Living Room	4.15m (13'7") x 3.99m (13'1")
Kitchen	2.97m (9'9") x 2.97m (9'9")
WC	2.97m (9'9") x 1.08m (3'7")

Bedroom 1	4.15m (13'7") x 2.56m (8'5")
Bedroom 2	4.15m (13'7") x 2.22m (7'3")
Bathroom	1.93m (6'4") x 1.93m (6'4")

Gross internal floor area (m²): 57m²
EPC Rating: C



THE LOCATION

Newcraighall is a long established, much respected residential district lying on the east side of the City, adjacent to the Portobello/Musselburgh Bypass. The area is exclusively residential and comprises a wide variety of property styles. Recently a few residential well designed estates have been developed offering a variety of property styles and sizes.

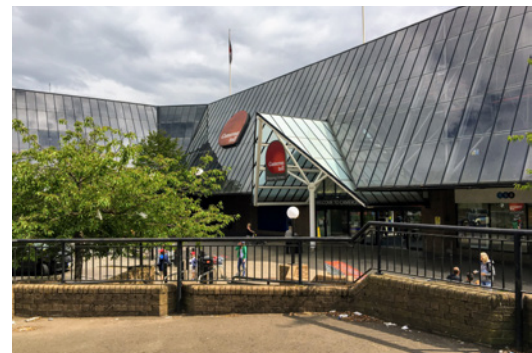




Local shopping could not be better. Within the area is Asda, capable of supplying everything for most family's normal weekly requirements at very competitive prices. If a greater variety is required then Cameron Toll shopping complex and Fort Kinnaird are only a short distance from the property and here banking and building society services can be found along with a wide variety of High Street stores along with a Sainsbury's Superstore. Should all of this prove inadequate then it is a simple matter to travel into the City Centre.

The City Centre can be accessed very easily by a frequent bus services and generally the journey should take no more than 20 minutes. Furthermore, there is the easiest possible access to many parts of the City using the Musselburgh and City Bypass. In fact, these roads give access to all major trunk routes. Even the M8 and M9, which lie just beyond Edinburgh Airport, can generally be reached in a matter of twenty five minutes.

Recreational facilities can be found at Jack Kane Sports Centre as well as Portobello Golf Course and Swimming Baths and the vast expanse of Holyrood Park/Arthur Seat which offers almost country like walks within the very heart of the city.




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**Part
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