



23 Milligan Drive
The Wisp, Edinburgh, EH16 4WJ



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Milligan Drive
The Wisp

Two bedroomed mid terrace house within a modern development.

- Entrance hall
- Lounge/dining room
- Kitchen
- Downstairs W.C.
- Two bedrooms
- Bathroom with shower
- Gas Central Heating
- Double Glazing
- Gardens front and rear
- Residents parking
- Walk in condition



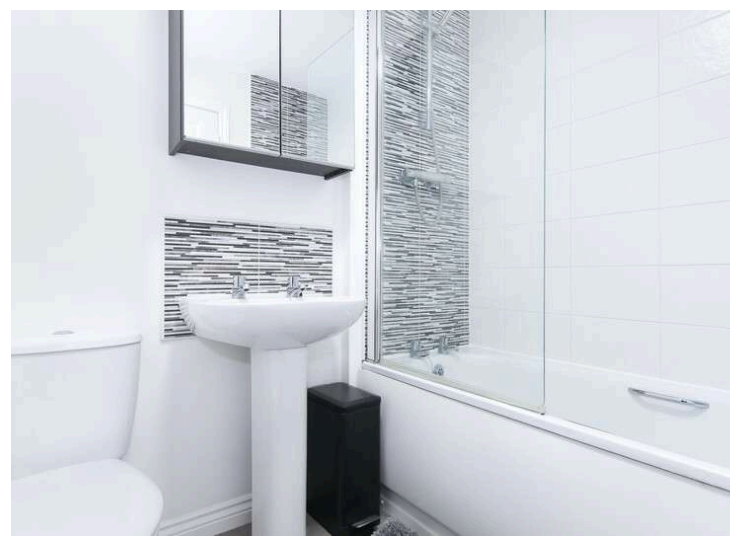
Home Report: £225,000

EPC Rating: B

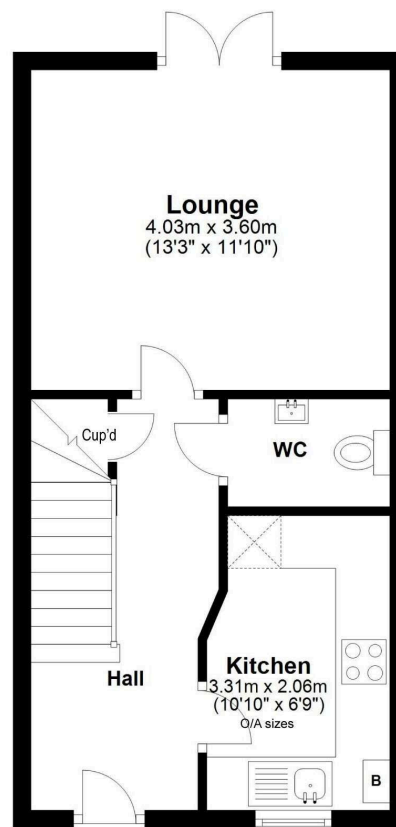
Viewing is highly recommended of this two bed roomed mid terrace house within a modern development at The Wisp on the outskirts of Edinburgh. The property opens to a bright entrance hall with under stairs store cupboard and downstairs W.C. with 2-piece suite. A well-equipped kitchen is to the front with wall and base units, electric oven, gas hob, integrated fridge/freezer, automatic washing machine and dishwasher. The spacious lounge/dining room is to the rear with patio doors to the rear garden. Upstairs there are 2 bedrooms one with built in wardrobes and a partially tiled internal bathroom with 3 piece suite and electric shower completes this property.

Extras: To include the aforementioned integrated white goods, fitted carpets, floor coverings, blinds and curtains.

The development is factored by SG Property Management at a current approximate cost of £20 Per Quarter.

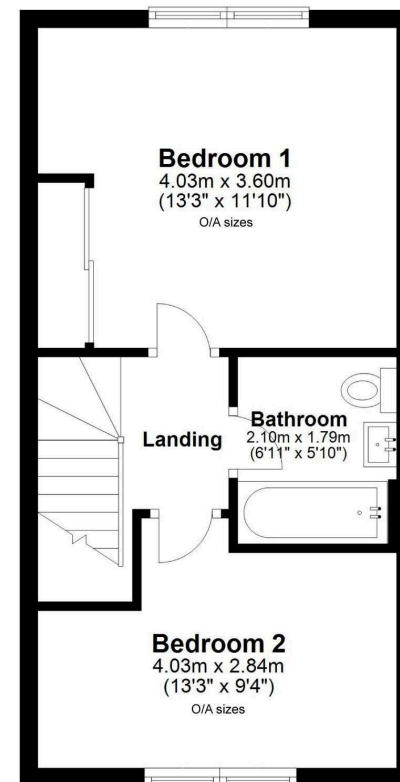


Set some five miles southeast of the city center, The Wisp promises a fantastic setting for young families and professionals keen to escape the hustle and bustle of the capital, without leaving the city limits. The Wisp is also the perfect location for medical and research professionals working at Edinburgh Royal Infirmary and within Edinburgh BioQuarter, or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from an ASDA superstore, so have no shortage of retail and leisure facilities at their disposal. Sport and fitness enthusiasts can choose from a gym, fitness classes and court/pitch hire at Jack Kane Sports Centre or luxury facilities at Bannatyne Health Club & Spa in neighbouring Newcraighall. The property falls within the catchment area for Castleview Primary School and Castlebrae High School. The Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington. Newcraighall station also operates regular rail services between Edinburgh and Tweedbank along the Borders Railway Line. For travel further afield, proximity to the A1 and Edinburgh City Bypass guarantees swift links to the M8/M9 motorway network and Edinburgh International Airport.



Ground Floor

Approx. 33.5 sq. metres (360.9 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.9 sq. feet)

Total area: approx. 67.1 sq. metres (721.7 sq. feet)

Floorplan for layout purposes only. Not To Scale



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WWW.VMH.CO.UK

Registered Office: 8 Sibbald Walk, Edinburgh, EH8 8FT

T: 0131 622 2626 F: 0131 622 26267 E: property@vmh.co.uk

DX: 552210, Edinburgh 68

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