



GARDEN STIRLING BURNET

117 MILLIGAN DRIVE
THE WISP, EDINBURGH, EH16 4XD





This modern end-terrace house forms part of a highly sought-after development in The Wisp area of Edinburgh – a prestigious location with idyllic green spaces, nearby schools, excellent amenities, and regular transport links. The three-bedroom two-bathroom property boasts contemporary accommodation completed to impeccable standards throughout, incorporating sumptuous interior design and high-end finishings. It also benefits from a beautiful rear garden that is landscaped for summer enjoyment.

A hall welcomes you inside, providing a WC before turning left into the living room. This south-facing reception area immediately catches the eye with its pristine aesthetic, pairing easy-to-maintain floor tiles with a neutral backdrop and a suave feature wall. The space is bright and airy, and finished by a vertical radiator. Next door, the contemporary dining kitchen continues to impress. It has space for a table and chairs, and it comes with an excellent range of wood-toned cabinets and generous workspace. French doors extend the room to outside, whilst ambient lighting and seamlessly integrated appliances complete the sophisticated look (five-burner gas hob, double oven, fridge/freezer, dishwasher, and washing machine).

FEATURES

- Modern end-terrace house in The Wisp
- Part of a sought-after development
- Stylish accommodation throughout
- Welcoming entrance hall with a WC
- Living room with south-facing aspect
- Contemporary dining kitchen
- Principal suite with mirrored wardrobe
- Two additional bedrooms
- Premium en-suite shower room
- Family bathroom with overhead shower
- Fully-enclosed landscaped rear garden
- Access to residents' parking
- Gas central heating and double glazing





Upstairs, the three bedrooms maintain the high standards, finished with modern décor and soft carpeting. The principal and second bedrooms are both doubles, whilst the third bedroom is a large single that can hold a double bed. The principal suite also boasts a built-in mirrored wardrobe and a premium en-suite shower room with attractive tile work. The three-piece family bathroom is of an equally high quality, enjoying an immaculate aesthetic and an overhead shower. Gas central heating and double glazing ensure year-round comfort.

Externally, the home has a landscaped rear garden that is perfect for families. It is fully enclosed, and laid with an artificial lawn and neat decking areas for summer dining. There is also residents' parking available as well.

Extras: all fitted floor coverings, window blinds, light fittings, and integrated kitchen appliances to be included in the sale.







The Wisp, Edinburgh

Set some five miles southeast of the city centre, 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 a large supermarket, 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 well-regarded primary and secondary schools. The Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington – perfect for those looking to explore the surrounding countryside and idyllic coastline, including Portobello Beach. 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.





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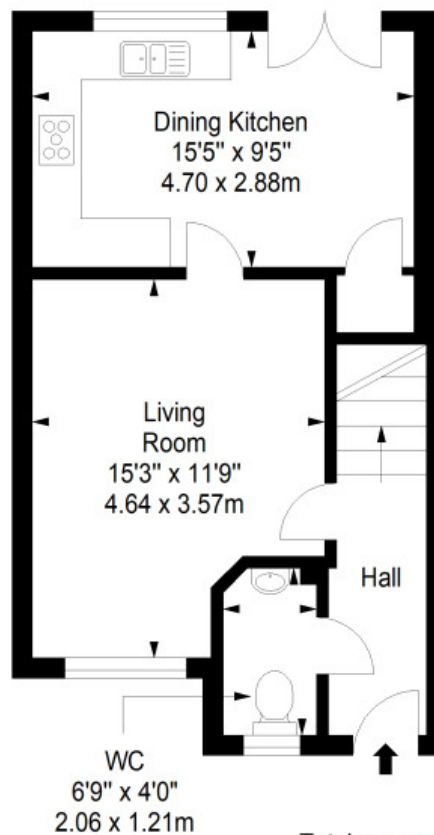
HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

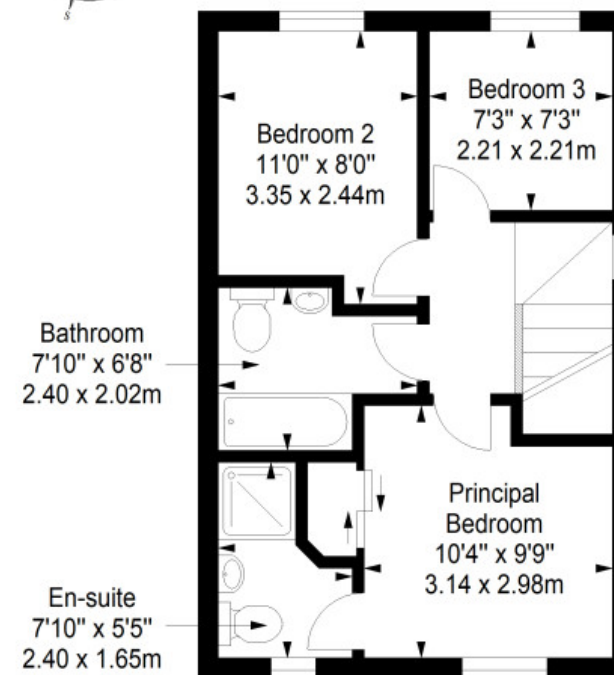
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.

FLOORPLAN

Ground Floor
Approx. 39.1 sq. metres (420.9 sq. feet)



First Floor
Approx. 37.4 sq. metres (402.6 sq. feet)



Total area: approx. 76.5 sq. metres (823.5 sq. feet)