



# 115 MILLIGAN DRIVE

The Wisp, Edinburgh, EH16 4XD



1

Public Room



3

Bedrooms



2

Bathroom



## 115 MILLIGAN DRIVE

This modern mid-terraced house is quietly situated in The Wisp, a popular residential area on the rural fringes of Edinburgh. Its tastefully presented interior offers an open leafy outlook to the front and Arthur's Seat views to the rear. The home is perfectly designed for families, featuring a principal suite with storage and a shower room, two further bedrooms, a first-floor bathroom, and a third WC conveniently on the ground floor. There is also a south-facing living room with a social connection to a bright dining kitchen, which leads onto the rear garden.







B

EPC  
RATING

D

COUNCIL  
TAX BAND

## VIEWING

By appointment only  
with Gilson Gray on  
0131 516 5366

## Features

- Quiet suburban setting with pleasant views
- Attractive mid-terraced house
- Tasteful family-friendly interiors
- Entrance hall with WC
- South-facing living room, with access to:
- Bright and stylish dining kitchen with garden access
- Principal suite with storage and shower room
- Two further bedrooms (a double and single)
- Bathroom with shower-over-bath
- Enclosed easy-to-maintain garden
- Unrestricted on-street parking
- Gas central heating and double glazing





The garden is securely enclosed by fencing and landscaped with easy upkeep in mind. For on-street parking, there is ample unrestricted spaces in the immediate vicinity.

Extras: All fitted floor and window coverings, light fittings, integrated washing machine and dishwasher, plus TV wall brackets are included in the sale.

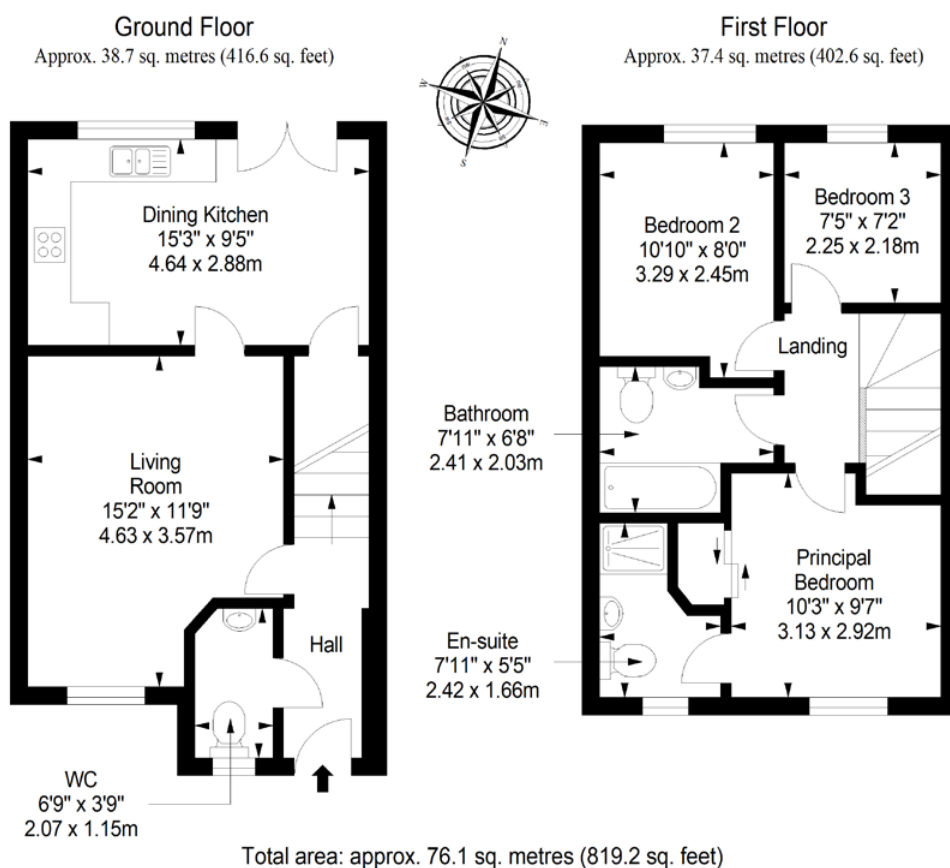
Factoring Information: There is a factoring agreement in place with SG Property Management Limited. The charge for this is around £28 per quarter.





# 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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