







## Welcome

Welcome to 58/2 Milligan Drive, a must on a viewing list for first time buyers, those looking for ground floor living or property rental investors. This is a delightful two-bedroom ground floor flat offering bright and spacious accommodation. The property forms part of a modern development set within the Wisp area of Edinburgh, close to many local amenities and transport links whilst being well placed for easy access to the City Centre and Edinburgh Royal Infirmary. Presented to the market in good order throughout, we would recommend an early viewing to avoid disappointment.

- Communal secure entry
- Entrance hallway with built-in storage
- Bright and spacious living and dining room with dual aspect windows
- Modern fitted kitchen with a range of wall and base units, under unit lighting, gas hob, stainless steel splashback, extractor, oven, integrated fridge freezer, and integrated washer dryer
- Double bedroom one, side facing
- Front facing double bedroom two
- Family bathroom with modern three-piece white suite
- Gas central heating and double glazing
- Communal garden grounds with communal bin and bike store
- Allocated residents and visitors parking.

### Agents Note

This property is factored by SG Property Management with an approximate quarterly fee of £220 and is inclusive of the building's insurance. Further information on the factors can be found via [www.sgpropertymanagement.co.uk](http://www.sgpropertymanagement.co.uk) Please note, this information is correct at the time of publication, it should always be confirmed at the point of offer.







## The Wisp

The Wisp is a popular area located approximately five miles south of Edinburgh's City Centre. A wealth of amenities can be found at nearby Fort Kinnaird and a little further afield in the town of Dalkeith and at Straiton Retail Park. Dalkeith Country Park and a choice of golf courses are within easy reach. The Wisp is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and into the city centre. The nearby A7 allows speedy access to Edinburgh and the City Bypass, which provides links to other main motorway networks and Edinburgh International Airport. Shawfair Railway Station sits on the Borders line and is only a short journey away.

## Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted, and all integrated appliances. Any integrated appliances, free-standing white goods and any movable items included in the sale are deemed to be sold as seen and are not warranted.



# Get in touch

 [mcdougallmcqueen.co.uk](https://mcdougallmcqueen.co.uk)

 [property@mcdougallmcqueen.co.uk](mailto:property@mcdougallmcqueen.co.uk)

 0131 240 3818

Property Hub:

25-27 High Street, Dalkeith  
EH22 1JB

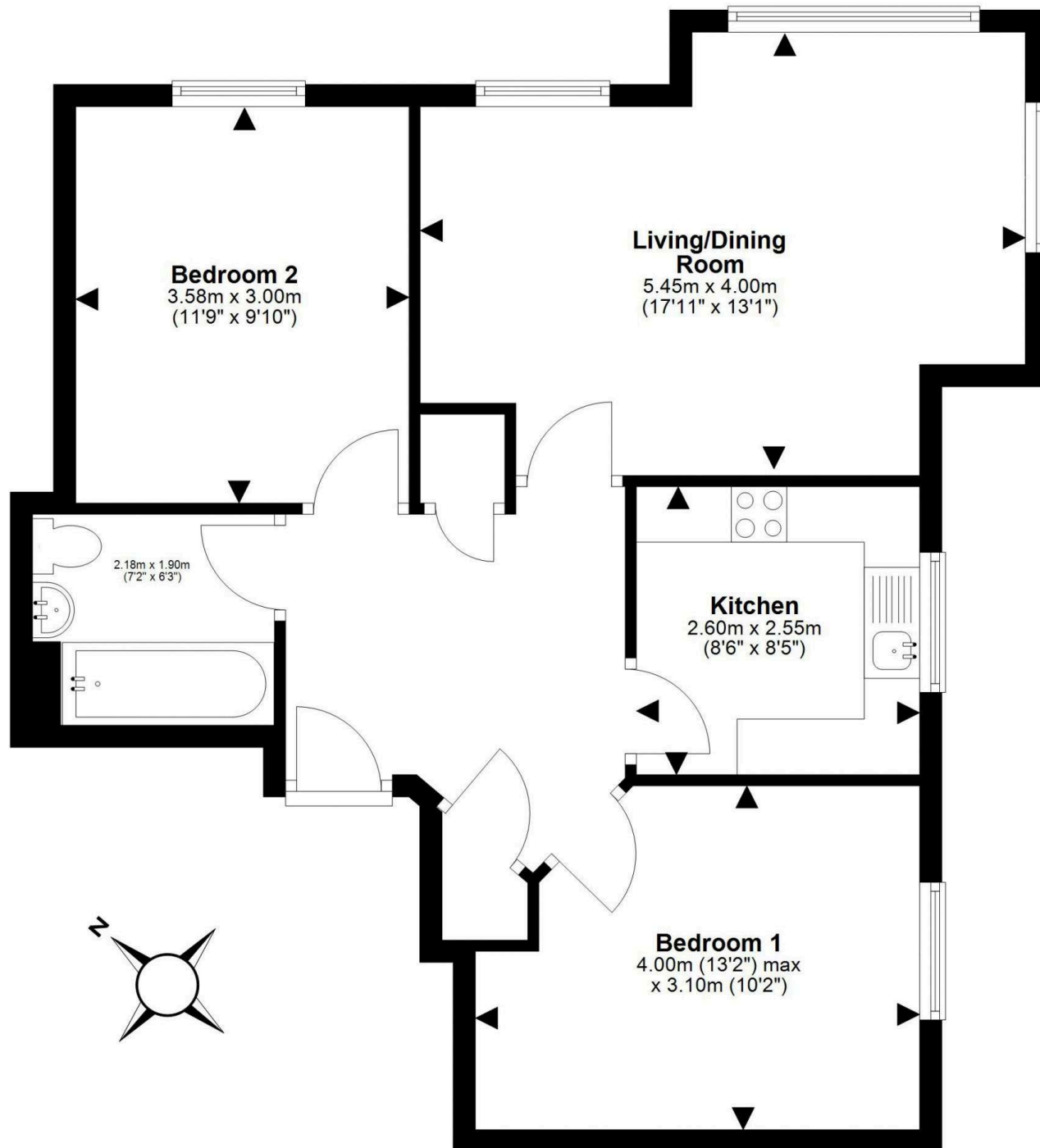
Bruntsfield Office:

103-105 Bruntsfield Place,  
Edinburgh EH10 4EQ



CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All appliances or other moveable items included in the price, whether integrated or otherwise, are not warranted by the seller. The working order of appliances will not be warranted.



For details of the total internal floor area, please refer to the Home Report.  
This plan is for illustrative purposes only and should be used as such by a prospective buyer.