



RALPH SAYER
SOLICITORS & ESTATE AGENTS

2/3 Milligan Drive
The Wisp, Edinburgh, EH16 4WJ

With a picturesque setting by Little France Park, this two-bedroom ground-floor flat forms part of a sought-after development in The Wisp. It is beautifully presented throughout with elegant interior design, offering a sociable open-plan reception area and on-trend kitchen with integrated appliances. It further boasts an en-suite and family bathroom, and a good degree of versatility to meet the needs of various lifestyles. If needed, the second bedroom could be used as an office, a nursery, or as a private dressing room (as currently organised). Excellent amenities are close by (including Fort Kinnaird Shopping Centre) and Edinburgh city centre can be reached in just 20 minutes by car.

Extras: all fitted floor and window coverings, light fittings, and integrated kitchen appliances (oven, gas hob, concealed extractor, fridge/freezer, dishwasher, and washing machine) to be included in the sale.

Factor: The factor is managed by First Port Property at an approximate monthly cost of £55

Property Summary

- A ground-floor flat in move-in condition
- Part of an established residential development
- Sought-after location in The Wisp
- Secure telephone-entry system
- Welcoming entrance hall
- Open-plan, dual-aspect kitchen/living/dining room
- Well-appointed modern kitchen
- Double bedroom with built-in wardrobe
- Versatile single bedroom/office/dressing room
- Modern en-suite shower room
- Quality family bathroom with handheld shower
- Well-maintained communal garden
- Private residents' parking
- Gas central heating and double glazing
- EPC Rating - C | Council Tax Band - B
- Home Report Value - £185,000

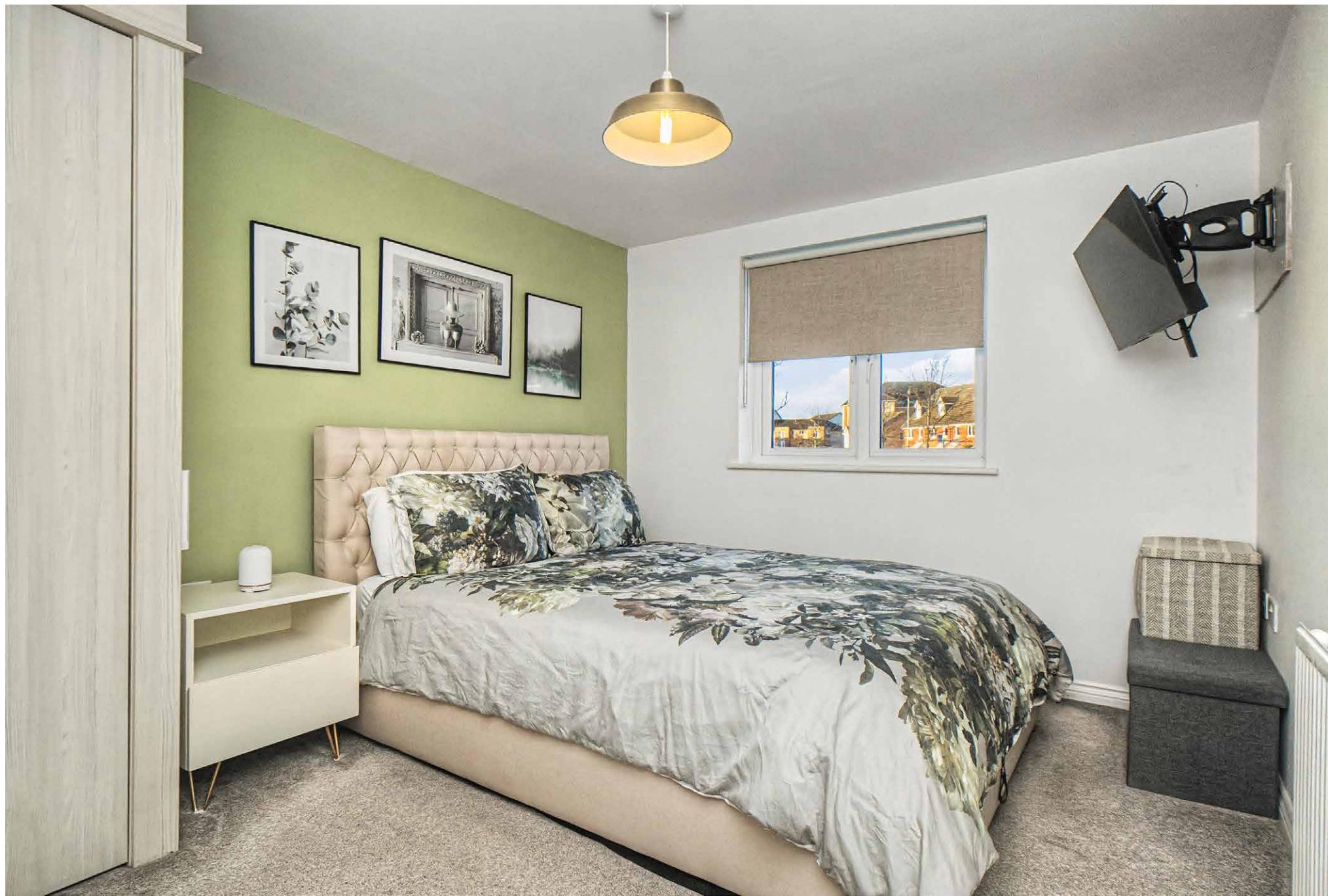






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kitchen/living/dining room







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dream property!



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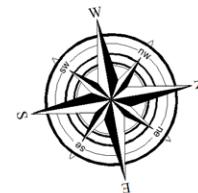


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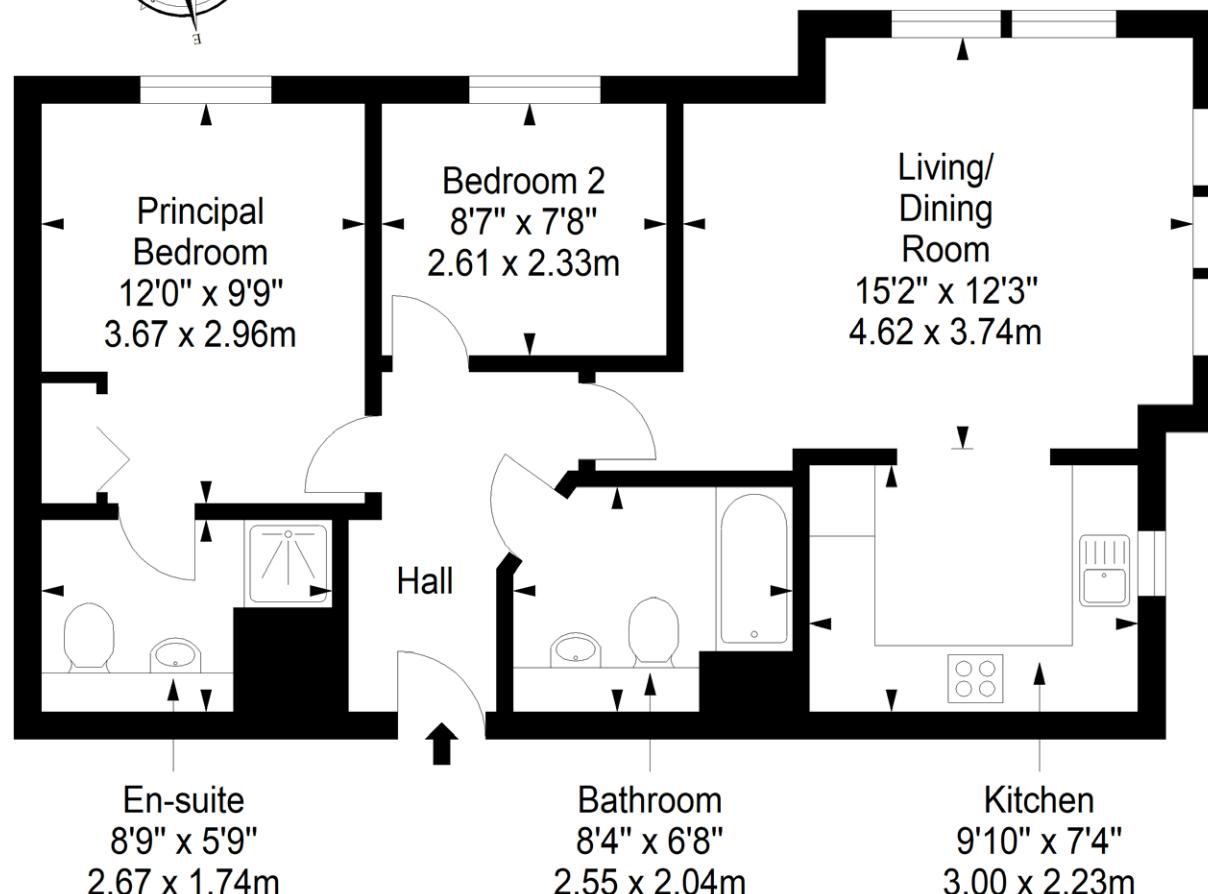
DISCLAIMER

Interested parties are advised to note interest through a solicitor, so that they are notified of any closing date, and on whose behalf their solicitor may request a copy of the seller's home report. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic 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. Confirmation of Council tax bands can be obtained from the local Council websites. Where the property has been altered or extended in any way by the sellers or previous owners, we are not always in a position to verify, prior to preparation of the schedule of particulars, that all necessary Local Authority consents are available.



Ground Floor

Approx. 58.9 sq. metres (634.0 sq. feet)



Total area: approx. 58.9 sq. metres (634.0 sq. feet)