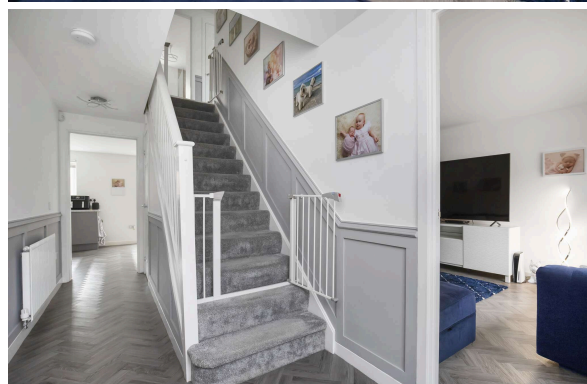




40 Milligan Road  
THE WISP | EDINBURGH | EH16 4ZD

  
**warners**  
solicitors & estate agents





## 40 Milligan Road

THE WISP | EDINBURGH | EH16 4ZD

Warners are delighted to present to market this fantastic family home - stylishly presented four bed detached house occupying a quiet spot on this sought after development, whilst being only a short journey from a main transport route into Edinburgh or onto the City bypass for commuting. Ideal family living space with all modern comforts is provided within this lovely home which has been very nicely finished off with contemporary style fittings and stylish decor throughout.

At ground floor level is the comfortable living room, an attractively fitted kitchen/diner and utility room currently with fridge/freezer, dishwasher, washing machine, gas hob, oven and fan, dining area and patio doors out to the rear garden. There is also a downstairs WC and under stair cupboard. On the upper floor are four bedrooms, three of which benefit from built in storage, while the primary also has an ensuite shower room. The second and third bedrooms benefit from a jack and jill bathroom with a shower and WC. Completing the accommodation is the stylish bathroom with shower over the bath and a heated towel rail. The property further benefits from an attic, gas central heating, double glazing, front driveway, garage and fully enclosed rear layered and landscaped garden which is made up of a mixture of astro, decking, raised beds, a patio and has an outdoor tap. Viewing is highly recommended.

- Welcoming entrance hallway
- Kitchen/dining room with Patio doors to the rear garden
- Bright and spacious living room
- Attractive landscaped private gardens, front driveway and garage
- 4 Bedrooms, the master with built in wardrobes and en-suite
- Stylish bathroom and further Jack and Jill bathroom
- Gas central heating and double glazing
- Attic storage

Council Tax Band F, EPC Rating B.

Factor charges are approximately £100 per annum.

**PRICE & VIEWING:** Please refer to our website, [www.warnersllp.com](http://www.warnersllp.com) or call us on 0131 667 0232.



All lights, blinds, integrated kitchen appliances, washing machine, tumble dryer and wardrobe in bedroom three will be included in the sale.

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 also 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.

