



Flat 9, 49 Milligan Drive, Edinburgh, EH16 4DA

Beautifully Presented, Two-Bedroom, Dual-Aspect, Second Floor Flat

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Property Description

Beautifully presented, two-bedroom, dual-aspect flat on the second floor of a modern apartment block. Set in a residential development in the popular Wisp area, to the south-east of Edinburgh city centre.

Comprises an entrance hall, living/dining room, kitchen, two double bedrooms, an en-suite shower room and a bathroom.

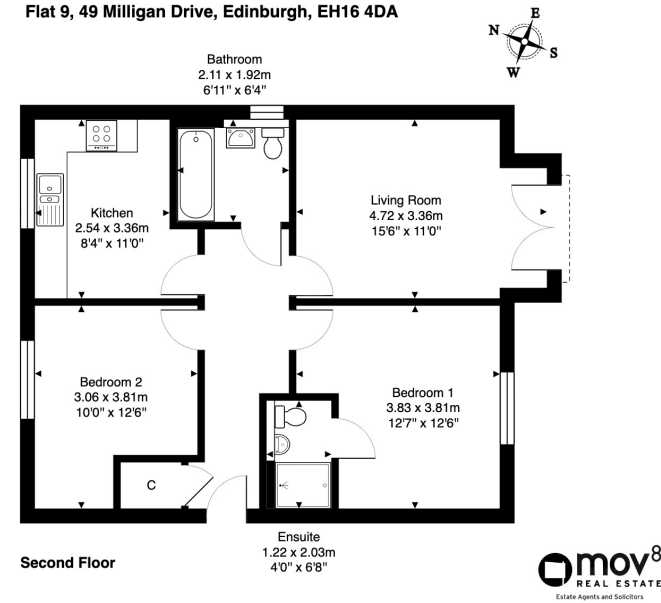
Finished with fresh light decor throughout, highlights include a stylish fitted kitchen and modern bathroom suites. Further features include double glazing, gas central heating, and a secure entry system.

Externally, there is ample parking for residents and visitors, as well as well-tended communal grounds.

A welcoming entrance hall provides access to all rooms and includes a useful storage cupboard. Positioned to the front of the property, the spacious living room offers ample space for both relaxing and dining, enhanced by neutral decor, carpeted flooring, and patio doors opening to a Juliet balcony enjoying a sunny south-facing aspect and an abundance of natural light. To the rear, the modern kitchen is fitted with a range of contemporary units complemented by stone-effect worktops and matching upstands. Additional features include a sink with a drainer, an integrated oven and gas hob, along with space for freestanding appliances.

The property further benefits from two well-proportioned double bedrooms set to opposite aspects, both finished in light, neutral tones with carpeted flooring. The master bedroom also enjoys the convenience of an en-suite shower room. Completing the accommodation, the bathroom is fitted with a stylish three-piece suite incorporating a shower over the bath and tiled splash walls.

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Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Wisp is a modern residential area situated to the south-east of Edinburgh city centre, within the city bypass and conveniently close to The Royal Infirmary. Nearby Danderhall provides a variety of local amenities including a supermarket, chemist, post office, and its own primary school. Major retail parks such as Fort Kinnaird and Straiton are a short drive away, offering extensive shopping

easy access to motorway networks. Regular public transport services operate from The Wisp itself as well as from nearby Newcraighall Road and Danderhall, providing direct links to the city centre. Residents can enjoy green outdoor spaces at Hunter's Hall Public Park, with Liberton and Duddingston golf courses also nearby for recreational activities.





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