



RALPH SAYER
SOLICITORS & ESTATE AGENTS

26 Milligan Road

The Wisp, Edinburgh, EH164ZD

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Stylish, well-presented interiors and a private suntrap garden define this contemporary two-bedroom house in The Wisp. Forming part of a popular modern development with excellent local amenities and transport links close at hand.

The front door opens directly into a bright living room with stairs rising to the upper floor. To the rear, the contemporary fitted kitchen provides good storage and workspace, together with direct access outside, while a stylish ground-floor WC completes the ground floor. Upstairs are two double bedrooms, one with built-in storage, alongside a modern three-piece bathroom.

A sunny and fully enclosed rear garden offers a patio and lawn area. Further benefits include residents' parking, gas central heating and double glazing. Extras: All fitted floor and window coverings, light fittings and integrated appliances are included in the sale.

Features

- Contemporary end-terraced house in popular The Wisp
- Stylish, well-presented interiors throughout
- Bright living room with staircase to the upper floor
- Contemporary fully integrated kitchen with garden access
- Tasteful ground-floor WC
- Two first-floor, double bedrooms (one with storage)
- Modern, three-piece bathroom with a shower-over-bath
- Private and sunny garden, fully enclosed with patio area for dining alfresco
- Residents' parking available to the front of the house
- Gas central heating and double glazing throughout
- The property is factored by SG property Management for approx. £140 per annum







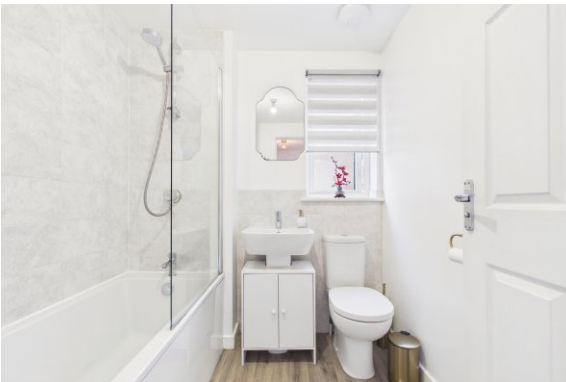
Stylish, well-presented interiors.
Modern, integrated kitchen with garden







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for a virtual tour](#)



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. It 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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Floorplan

