

49 (flat 8) Milligan Drive, The Wisp, Edinburgh, EH16 4DA



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### Description

Impressive gable end top floor apartment, with two bedrooms, situated within a sought after development, with ample residents parking facilities, conveniently placed for those connected to the nearby Royal Infirmary and also for local shops and services at Fort Kinnaird and Cameron Toll. This lovely property is offered to the market in good order throughout, featuring stylish contemporary interior and represents an ideal home for an individual or couple.

- Welcoming reception hallway with fitted storage
- Dual-aspect living/dining room
- Well appointed kitchen
- Master bedroom with en-suite shower room
- Double bedroom 2
- Bathroom with white three piece suite
- Gas central heating and double glazing, ensuring optimum comfort and efficiency
- Entry phone system
- Residents' car park

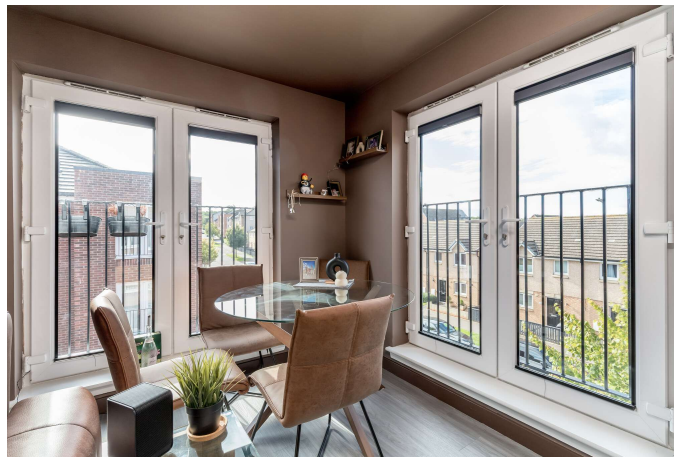
### Extras

The blinds, oven, hob, light fittings and grey wardrobe in bedroom 2 are included.

### Factor

The development is factored by First Port Property Management for approx. £250 per annum according to the vendor. This includes maintenance of communal areas and buildings insurance.

EPC Rating: B

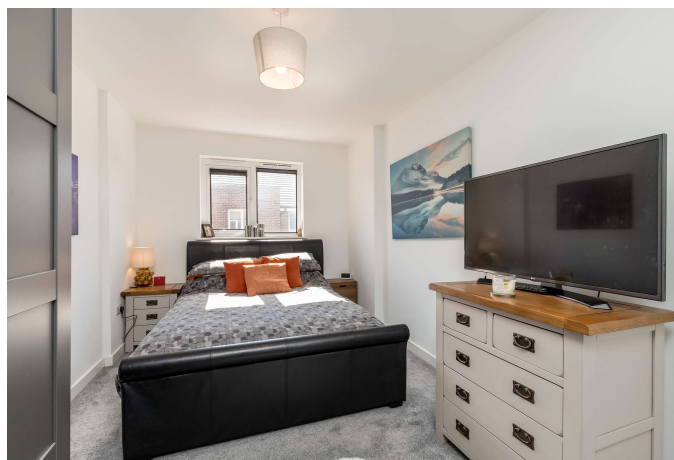


### Location

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. The Wisp is also the perfect location for medical and research professionals working at Edinburgh Royal Infirmary and within Edinburgh Bio Quarter, or staff at Queen Margaret University. Residents are just five minutes' drive from Fort Kinnaird Retail Park and ten minutes' drive from an ASDA superstore, 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 Wisp is served by fast and frequent bus links into Edinburgh City Centre and across East Lothian, terminating in Haddington. 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.

### Price and Viewing

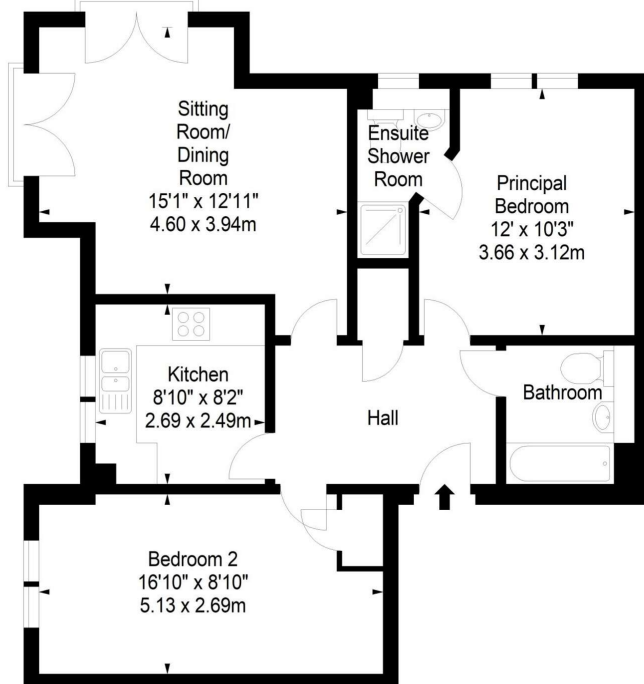
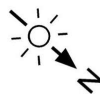
For price and viewing information or further details on this property please contact us on 0131 557 3188.



Milligan Drive,  
Edinburgh,  
Midlothian, EH16 4DA



Approx. Gross Internal Area  
704 Sq Ft - 65.40 Sq M  
For identification only. Not to scale.  
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While these particulars are believed to be correct, they do not form part of any agreement or contract. We would draw your attention to the following points: All measurements have been taken with a sonic measurer and are, therefore, approximate. All measurements are taken from the widest points. None of the appliances have been tested by this office and we give no warranty as to their condition. Where the subjects have been altered or extended in any way by the sellers or their predecessors, 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. Confirmation of Council tax bands can be obtained from the City of Edinburgh Council. 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.

