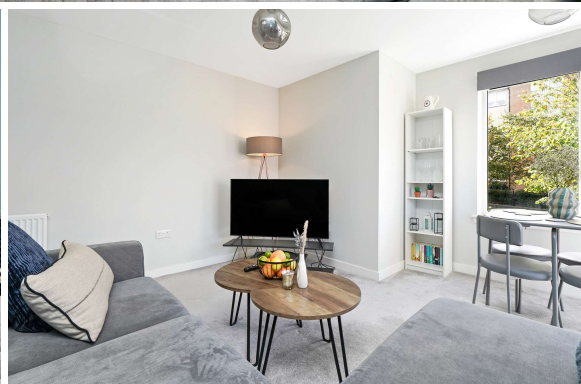




67/2 Milligan Drive
THE WISP | EDINBURGH | EH16 4XD


warners
solicitors & estate agents



67/2 Milligan Drive

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Warners are delighted to present to the market this impressive and beautifully presented two-bedroom ground-floor corner flat, forming part of a well-established modern development in the popular Wisp district. Enjoying excellent natural light, pleasant open views and a stylish, move-in condition interior, this superb property is ideally suited to first-time buyers, professionals or investors. The property is conveniently positioned for a wide range of local amenities and excellent transport links, with well-maintained communal grounds, residents' parking and secure bike storage further enhancing the appeal.

Accessed via a secure entryphone system, the accommodation comprises a welcoming entrance hallway with useful storage cupboard, leading into a particularly bright corner reception/dining room. The dual-aspect windows allow an abundance of natural light to flood the room while providing pleasant open views. The stylish fitted kitchen is equipped with a range of contemporary wall and base units, complementary worktops and ample workspace and storage.

The generous principal bedroom enjoys a sunny aspect and excellent open views, with the added benefit of a stylish en-suite shower room featuring a fully tiled shower enclosure and electric shower. The second well-proportioned bedroom is enhanced by attractive feature lighting and offers excellent flexibility as a guest bedroom, home office or additional living space. Completing the accommodation is a modern bathroom fitted with a white three-piece suite.

Further benefits include gas central heating and double glazing. The property is surrounded by well-maintained communal garden grounds, with unallocated residents' parking located to the rear. A large communal bike store also provides useful and secure bicycle storage. Early viewing is highly recommended to fully appreciate this bright, stylish and well-presented home.

- Beautifully presented two-bedroom ground-floor corner flat
- Bright dual-aspect lounge/dining room with open views
- Stylish fitted kitchen and modern bathroom
- Principal bedroom with en-suite shower room
- Well-maintained communal grounds and residents' parking
- Secure communal bike store and excellent transport links

PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.

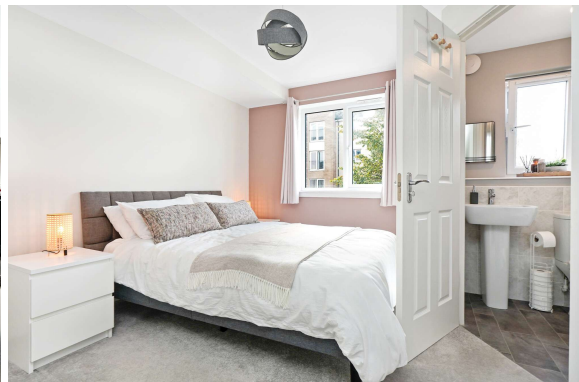


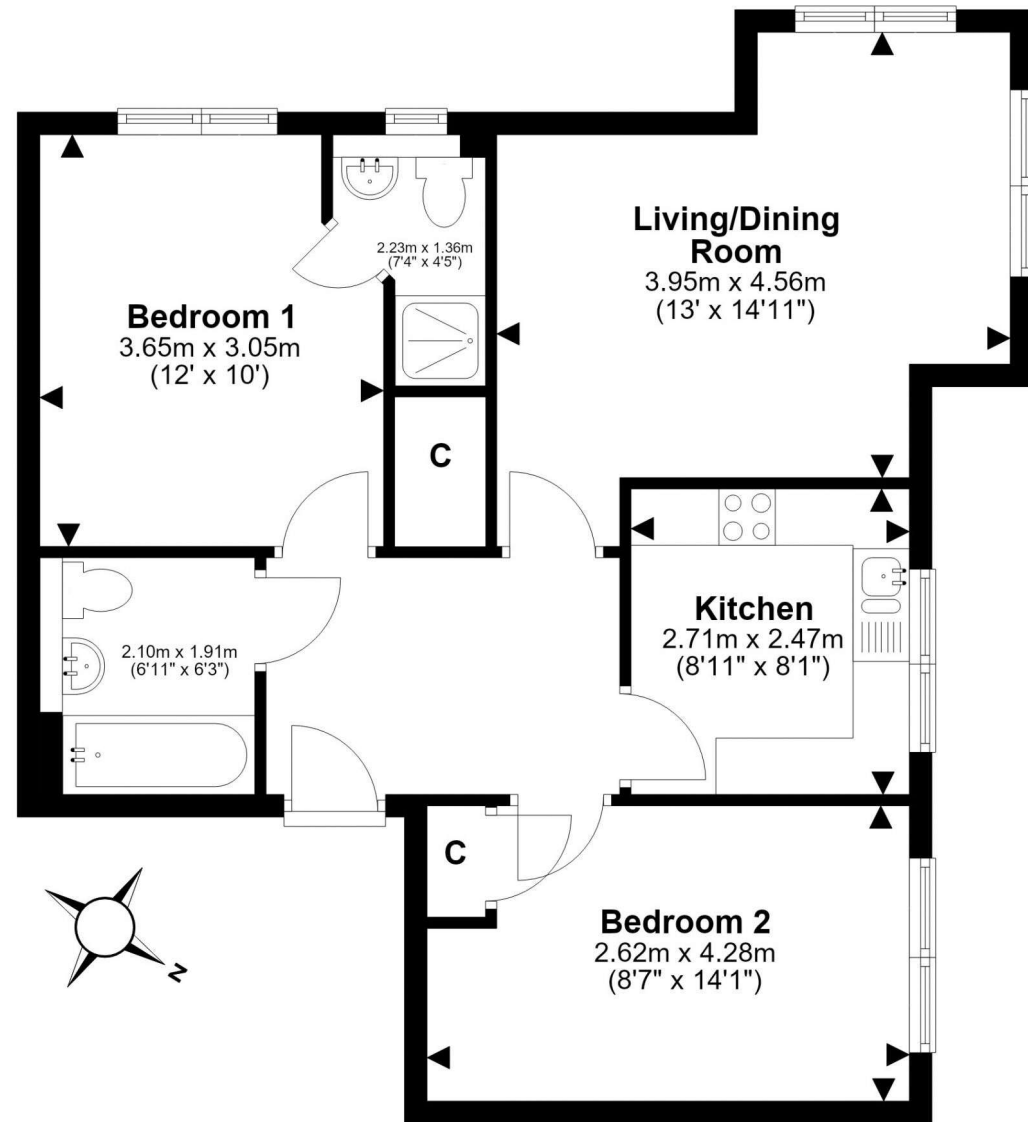
Energy Rating B. Council Tax Band B.

There is a factor fee of £160 per quarter, approx.

Included in the sale will be the wardrobes, washing machine, light shades, blinds and curtains.

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.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.