

8 Milligan Drive

EDINBURGH, EH16 4WJ



End-terraced, south-facing and beautifully presented in a sought-after development



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Offering contemporary interiors, well-proportioned accommodation and a private south-facing rear garden, this attractive end-terraced home at 8 Milligan Drive presents an appealing opportunity for first-time buyers, couples and growing families alike. Set within a residential development with green spaces and a children's play park, the property combines comfortable modern living with outdoor space to enjoy throughout the year.

THE LIVING ROOM



The property is accessed via its own main-door entrance, opening into a welcoming home with a fresh, neutral finish and a practical layout designed for everyday living. The living room is a particularly inviting space, offering a bright and comfortable setting in which to relax or entertain. Patio doors connect the room directly to the rear garden, allowing natural light to flow into the space.

The modern kitchen features sleek, clean-lined units in a timeless neutral palette, creating a bright and versatile space.

THE KITCHEN

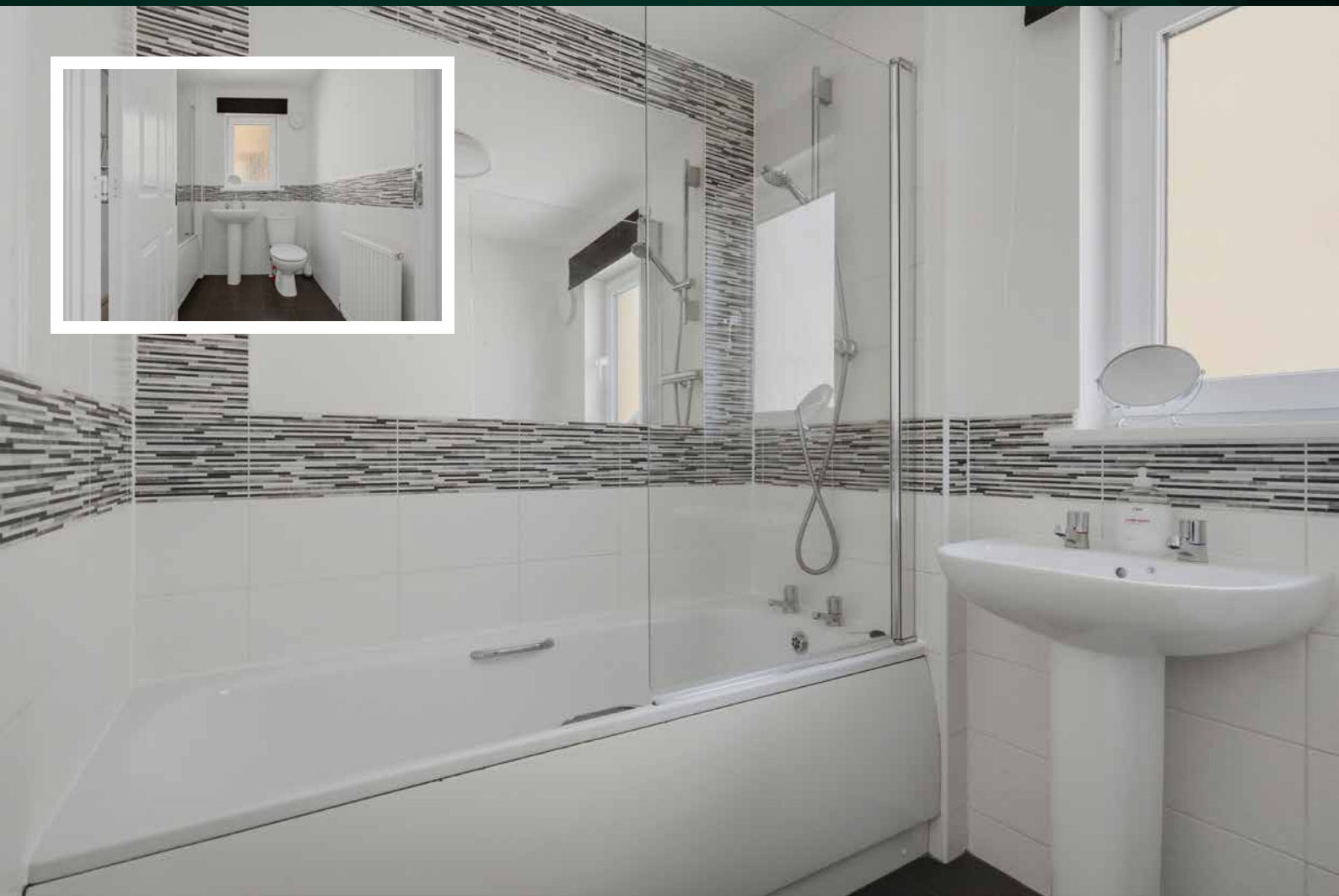


A gas hob, cooker and integrated appliances provide a streamlined finish, while the windows allow natural light and ventilation. A convenient ground-floor WC adds further practicality.

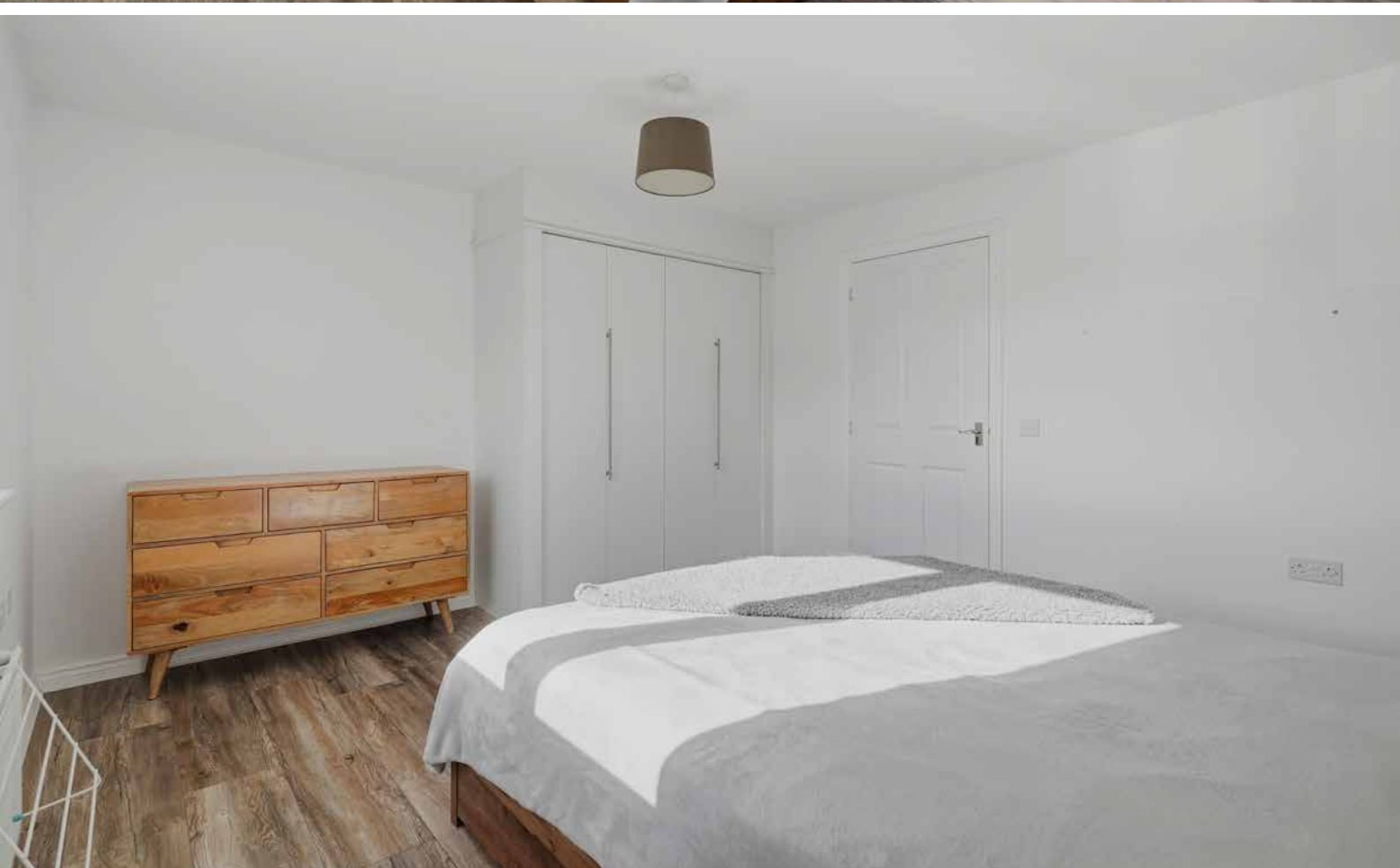
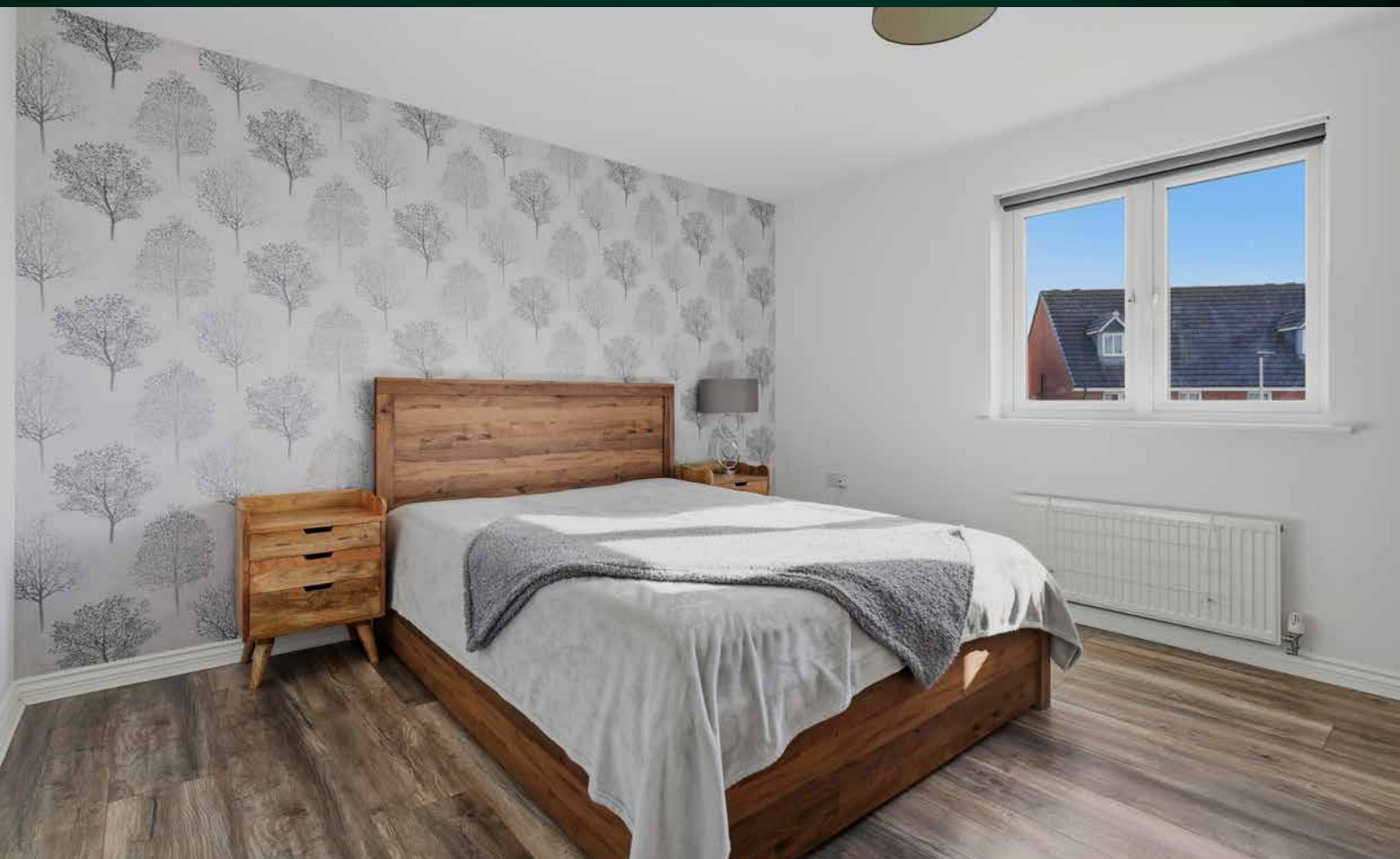


Upstairs, the property offers well-sized bedrooms with flexibility to accommodate family living, guests or a dedicated home-working area. The principal bedroom benefits from built-in wardrobes, providing valuable integrated storage. Completing the upper level is a well-appointed bathroom with tiled walls, a window for natural light and ventilation, and a bath with an integrated shower.

THE BATHROOM



BEDROOM 1



BEDROOM 2



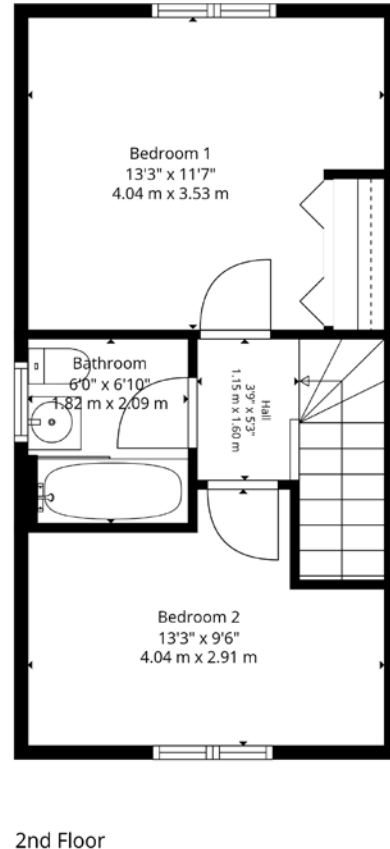
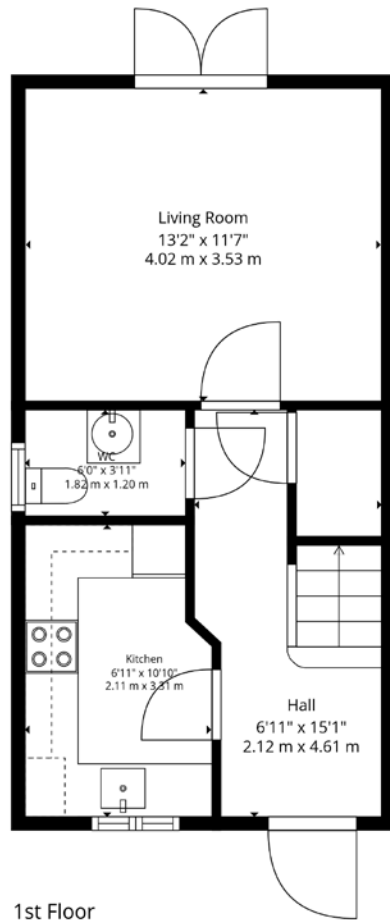
Externally, the private rear garden is a real highlight. South-facing and fully enclosed, it combines paved areas with sections of lawn to create a versatile outdoor space for relaxing in the sunshine, entertaining friends or enjoying time with family. A garden shed provides useful additional storage, while gated side access offers a practical route between the front and rear of the property.

Further benefits include gas central heating via a combi boiler and useful attic space for additional storage.

EXTERNALS

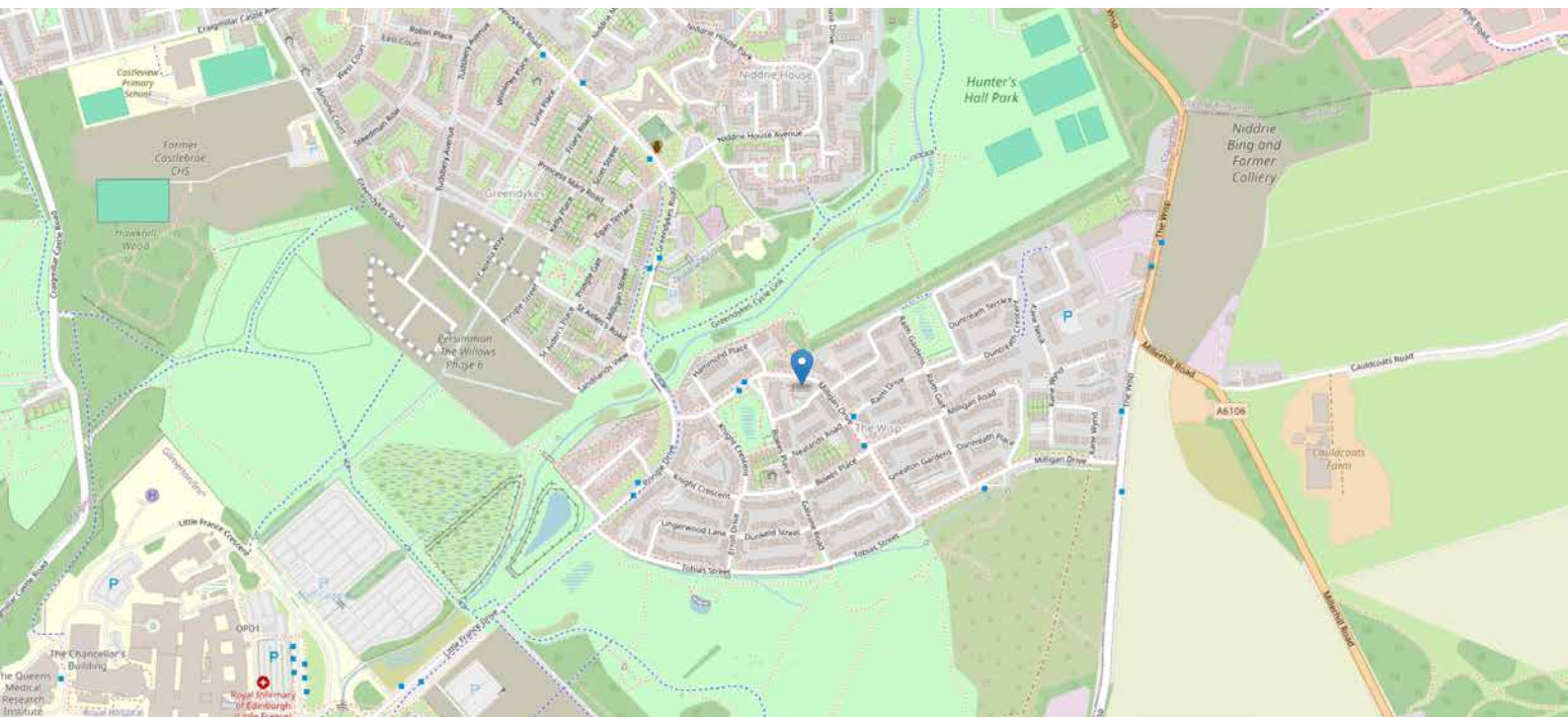


FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 67m² | EPC Rating: C



THE LOCATION

Situated in The Wisp, to the south-east of Edinburgh city centre, Milligan Drive forms part of an attractive modern residential development offering a pleasant balance of suburban living and city convenience. The development benefits from communal green spaces and a children's play park, creating an appealing setting for outdoor recreation and everyday family life. The surrounding area offers access to a range of local amenities, with nearby Danderhall providing useful everyday services and further shopping facilities available at Fort Kinnaird retail park.





The location is particularly convenient for access to Edinburgh Royal Infirmary and the Edinburgh BioQuarter, making it an attractive option for healthcare professionals, university staff and those working in the surrounding employment hubs. Those who enjoy the outdoors can explore nearby parks and open spaces, including Craigmillar Castle Park and Jack Kane Park, offering opportunities for walking, recreation and time outside.

For commuters, nearby bus services provide connections towards Edinburgh city centre and surrounding areas, while the City Bypass offers access to the wider road network. Shawfair railway station is also within reach, providing an additional public transport option.

Combining a modern residential environment, nearby green spaces, local amenities and convenient transport connections, The Wisp is a well-positioned choice for buyers seeking a comfortable home within easy reach of Edinburgh's wider facilities.



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