



20 Milligan Road
THE WISP | EDINBURGH | EH16 4ZD

warners
solicitors & estate agents



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Set within a sought-after modern development in the popular residential area of The Wisp, this attractive two-bedroom end-terraced home offers bright, well-proportioned accommodation over two levels. Boasting a beautifully landscaped rear garden and a convenient location close to excellent local amenities and transport links, the property is certain to appeal to first-time buyers, professional couples and young families alike.

The accommodation is presented in an appealing fashion throughout and briefly comprises a welcoming entrance leading into a bright and spacious living room, offering an ideal setting for everyday relaxation, with the added benefit of useful under-stair storage. To the rear, the well-appointed kitchen is fitted with a good range of floor and wall-mounted units, complemented by generous worktop space, providing ample room for storage and food preparation. A convenient downstairs WC completes the ground-floor accommodation.

Upstairs, there are two generously proportioned bedrooms, both offering comfortable and versatile accommodation, together with a family bathroom fitted with a three-piece suite, including a bath with overhead shower.

Further benefits include gas central heating and double glazing.

Externally, the property enjoys a fully enclosed, landscaped rear garden, thoughtfully arranged with patio and decking areas, providing an excellent space for outdoor dining, entertaining and enjoying the sunshine during the warmer months.

- Attractive two-bedroom end-terraced home
- Set within a popular modern development
- Bright and spacious living accommodation
- Two generously proportioned bedrooms
- Fully enclosed landscaped rear garden
- Gas central heating and double glazing.

Energy Rating C. Council Tax C.

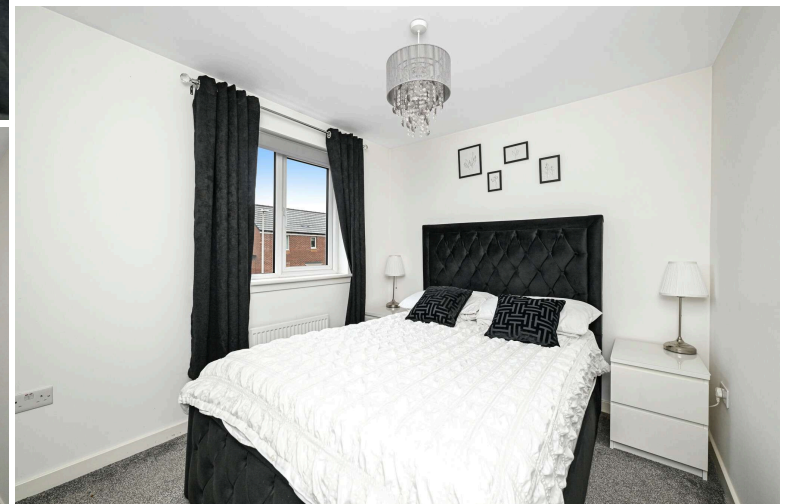
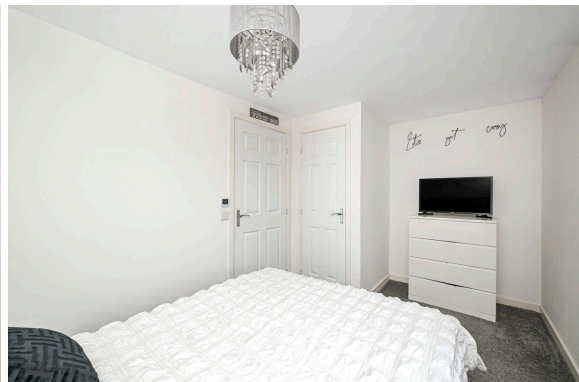
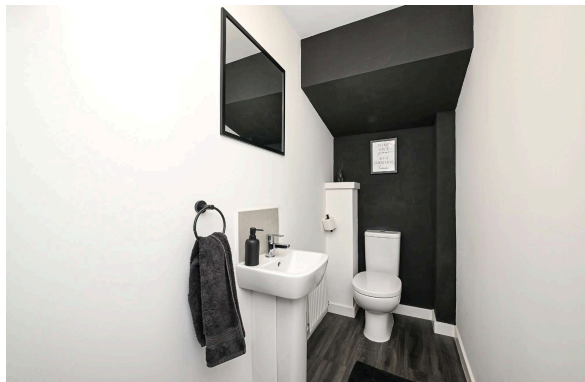
Factor payable to First Port Property Management approx. £15 every quarter

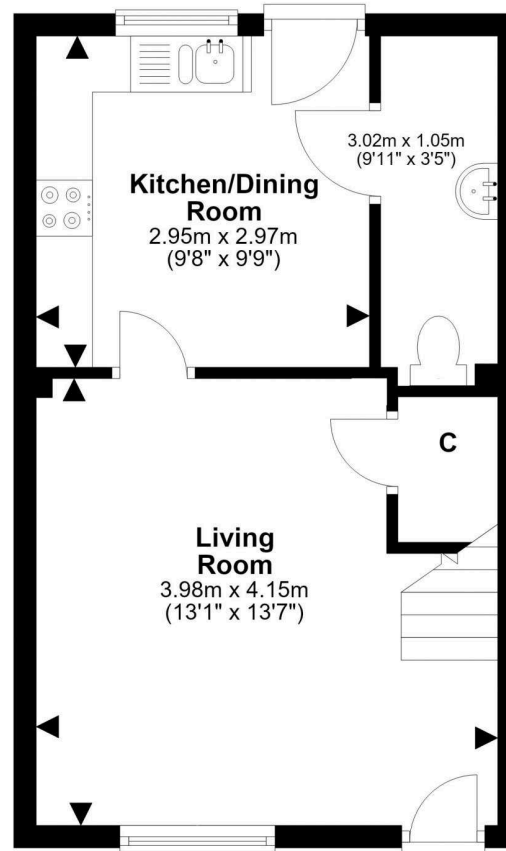
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



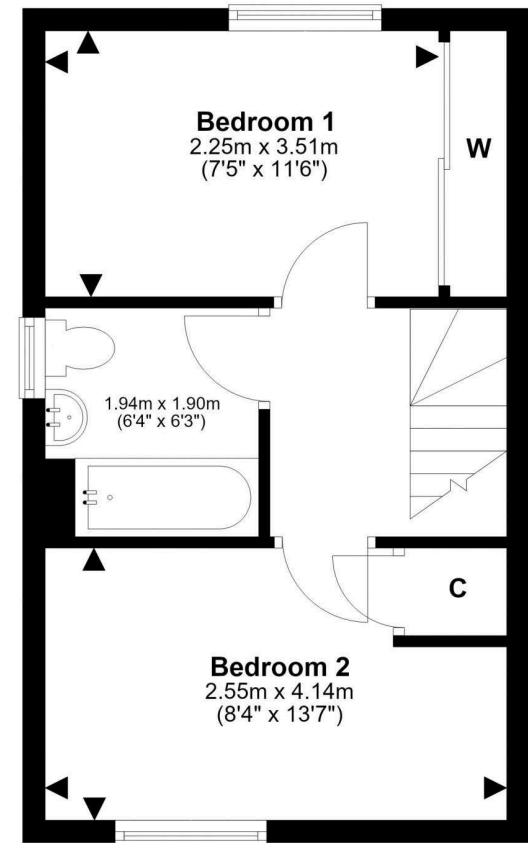
All fixtures, fittings, integrated kitchen appliances, curtains and blinds will be included in the sale. The living room light will be replaced with a standard light fitting.

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.





Ground Floor



First Floor

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.