



Flat 8, 38 Milligan Drive,
Edinburgh, EH16 4WD



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Forming part of a modern factored development is this well presented top (2nd floor) corner set flat which would make an ideal first home. Enjoying a bright double aspect design the property enjoys fresh neutral decoration along with gas central heating and double glazing.

The accommodation includes an entrance hallway with two storage cupboards. and the good sized lounge/diner has full height windows with Juliet style balconies allowing a great degree of natural light into the room. The kitchen is fitted with a range of modern base and wall units with the oven, hob, washing machine and fridge freezer to remain. There are two spacious double bedrooms, with one having a fitted wardrobe. Completing the accomodation is the bathroom fitted with a with a three piece white suite with shower over the bath.

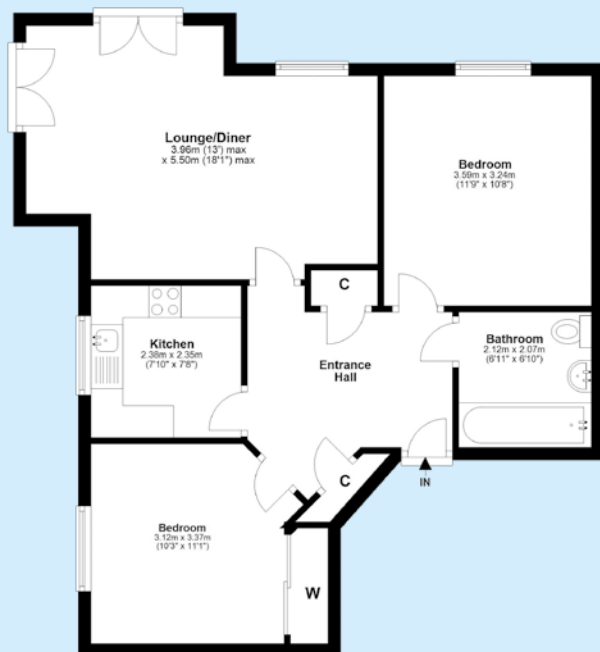
Externally, there is shared garden grounds and parking.

Early viewing is essential to fully appreciate this lovely, well-proportioned home.

Area Description

The Wisp is a popular residential area to the South East of the City Centre, well regarded for its excellent local amenities and efficient transport links. Fort Kinnaird Retail Park with its abundance of high-street shopping brands, modern cinema, state of the art gym and fine selection of restaurants are moments away and the area is well situated for access to Craigmillar Castle, Portobello for pleasant strolls along the beach and there are sprawling green spaces for charming walks at Arthur's Seat and the surrounding local parks. The Wisp is conveniently located close to the Edinburgh Royal Infirmary and Queen Margaret University whilst there are first rate bus routes on your doorstep and quick access by car to East Lothian, Midlothian, the City Bypass and Edinburgh International Airport.





Accommodation

Lounge/Diner:	3.96m x 5.5m	(13' x 18'1")
Kitchen:	2.4m x 2.34m	(7'10" x 7'8")
Bedroom 1:	3.12m x 3.38m	(10'3" x 11'1")
Bedroom 2:	3.58m x 3.25m	(11'9" x 10'8")
Bathroom:	2.1m x 2.08m	(6'11" x 6'10")

Note

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. **Made with Metropix copyright 2011.**

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Agent's Note

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