



56/4 Milligan Drive,  
Edinburgh, EH16 4WJ



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Forming part of a modern factored development is this most attractive top (2nd floor) flat with gas central heating and double glazing.

The accommodation includes an entrance hallway with two storage cupboards. The good sized lounge/diner has juliet style balcony to the front with space for dining. The kitchen has window to the rear and is fitted with a range of modern base and wall units with the oven, hob, hood, fridge/freezer and washer/drier to remain. The main bedroom has window to the front with en-suite shower room fitted with a two piece white suite. There is a further double bedroom with window to the rear. Completing the accommodation is the bathroom fitted with a three piece white suite with shower over the bath.

Externally, there is shared garden grounds and parking.

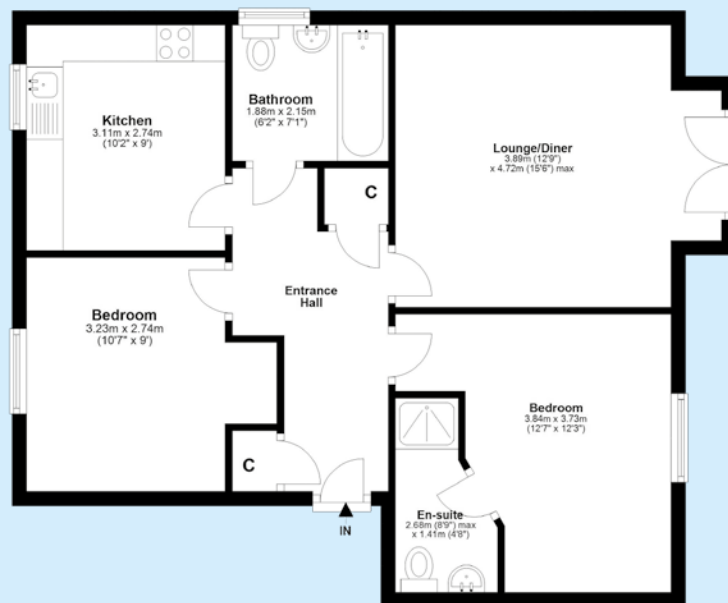
Early viewing is essential to fully appreciate the good sized, well-presented accommodation on offer.

## 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:	3.89m x 4.72m	(12'9" x 15'6")
Kitchen:	3.1m x 2.74m	(10'2" x 9')
Bedroom 1:	3.84m x 3.73m	(12'7" x 12'3")
En-suite:	2.67m x 1.42m	(8'9" x 4'8")
Bedroom 2:	3.23m x 2.74m	(10'7" x 9')
Bathroom:	1.88m x 2.16m	(6'2" x 7'1")

## 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

**These property details** are set out as a general outline only and do not constitute any part of an Offer or Contract.

**Any services**, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor.

**Fixtures & fittings.** All fixtures and fittings mentioned in these particulars are included in the sale. All others in the property are specifically excluded. **Photographs:** Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

