NEILSONS

Solicitors & Estate Agents

Offers Over

£190,000

79/9 Milligan Drive

The Wisp | Edinburgh | EH16 4XD

This beautifully maintained and stylish two-bedroom second-floor apartment is an ideal opportunity for first-time buyers looking to step onto the property ladder. Forming part of a contemporary residential development in the popular Wisp area, the property enjoys a convenient southeast Edinburgh location, within easy reach of the vibrant city centre and within walking distance of Edinburgh's Royal Infirmary.

- 2 Bedrooms
- 1 Public Room
- 2 Bathrooms
- Shared Residents Parking
- Communal Gardens
- EPC Rating – B
- Council Tax Band - B

Description

The apartment is presented in move-in condition, with modern décor throughout. A welcoming hallway provides access to all rooms. The bright and spacious reception area is enhanced by a full-height double-glazed window with a Juliet balcony, allowing natural light to flood the space while offering pleasant views over the surrounding green space. The room is finished with carpeting and a fresh, contemporary style, making it perfect for both relaxing and entertaining. The kitchen is fitted with sleek matt grey wall and base units, complemented by integrated appliances. There is also ample room for a breakfasting table, making it a practical and inviting area for everyday dining. Both bedrooms are well-proportioned doubles. The principal bedroom benefits from full-height, mirror-fronted built-in wardrobes and a stylish en-suite shower room. The second bedroom also features mirror-fronted wardrobes and enjoys an open aspect, making it ideal as a guest room, home office, or additional living space. The main bathroom is fitted with a contemporary three-piece white suite, complete with a thermostatic shower over the bath and a heated towel rail.

The development is professionally maintained by a factor, FirstPort Residential Property Management, with approximate quarterly charges ranging from £120 to £180, ensuring well-kept communal areas. Recently a payment has been made for annual buildings insurance so monthly charges may change.

Extras

The property shall be sold with all fixtures, fittings, integrated appliances and fitted floor coverings.

Gardens & Parking

Externally, residents can enjoy neatly landscaped communal grounds and the convenience of a private residents' car park located to the rear of the building.

Viewing

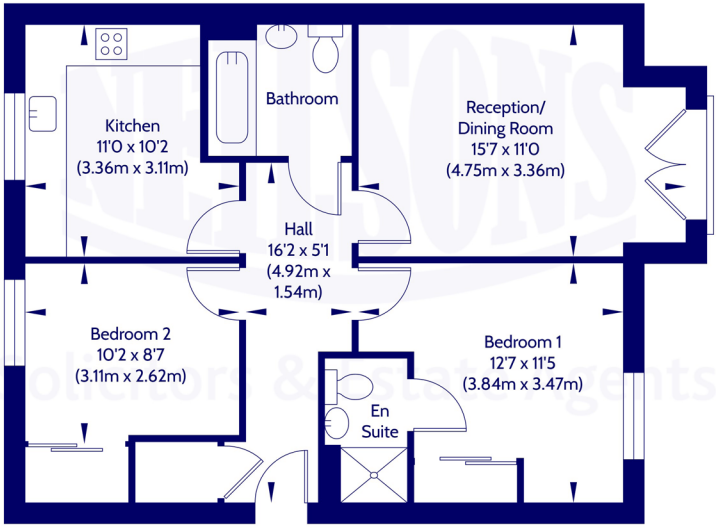
By appointment through Neilsons (0131 625 2222).

Location

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, gym and fine selection of restaurants is closeby 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.

Approx. Gross Internal Floor Area 62 Sq M / 668 Sq Ft.

2nd Floor



Area excludes garages, outbuildings, attics and eaves if applicable.
All measurements are approximate. Not to scale. For identification only.
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Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.

Scan the QR code or click here for the virtual 360 tour, floor plan and further information.

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