



Estate Agents and Solicitors

13 Milligan Road, The Wisp, Edinburgh, EH16 4ZD

Well- Presented and Spacious, Four-Bedroom, Family Home

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)

espc rightmove[®] Zoopla
find your happy

Property Description

Well-presented and spacious, four-bedroom, detached family home, with gardens, a driveway and an attached garage. Set in a modern, factored, residential development, in The Wisp area, south of Edinburgh city centre.

Comprises an entrance hall, living room, dining/kitchen, utility room, four flexible bedrooms, an en-suite shower room, a family bathroom and a ground-floor WC.

Highlights include a stylish, integrated kitchen and modern bathroom suites, high-quality LVT flooring and multiple TV points. In addition, there is gas central heating, double glazing and good storage, including a loft and a garage, with power and light.

The front garden includes a lawn and a double driveway, whilst a generous rear garden includes a further lawn and patios.

A bright entrance hall opens into a spacious, front-facing living room, finished with light, neutral decor and modern, wood-effect flooring. The stylish reception room leads, conveniently into a kitchen, providing space for seated dining and opening onto the garden, via French doors. The kitchen is fitted with modern, grey units and marble-effect worktops. Appliances include an integrated double oven, a five-burner gas hob, a stainless-steel canopy, a fridge/freezer and a dishwasher, whilst an adjoining utility room houses a washing machine and a dryer.

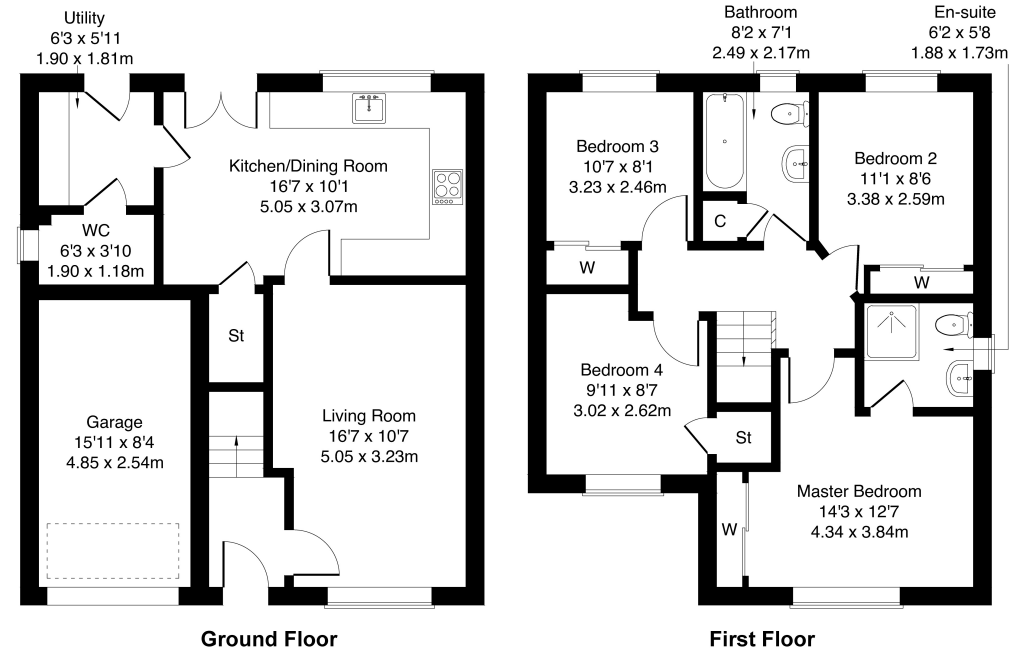
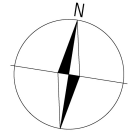
Upstairs, set to either aspect, four well-proportioned bedrooms are carpeted for comfort and accompanied by built-in storage, with the generous master bedroom further benefiting from an en-suite shower room.

Completing the home, a family bathroom comprises a three-piece suite, a shower-over-bath and tiled splash walls.



13 Milligan Road, Edinburgh, EH16 4ZD

Approximate Gross Internal Area: (1215 sq ft - 113 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

The Wisp is a modern residential area, lying to the south-east of Edinburgh city centre, inside the city bypass and well-placed for The Royal Infirmary. Nearby Danderhall offers a good range of local amenities, including a supermarket, chemist and post office, and also has its own primary school. The major retail park at Fort Kinnaird is a short drive away, as is the retail park at Straiton, just off

city bypass, which also offers ease of commuting to surrounding areas and motorway links. Regular public transport is available from The Wisp itself, and also from nearby Newcraighall Road and Danderhall, linking to the city centre. Hunter's Hall Public Park offers green outdoor spaces for recreation, along with Liberton and Duddingston golf courses.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208
 sales@mov8realestate.com
 www.mov8.com

Head Office

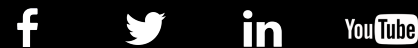
6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.