

Approximate total area<sup>(1)</sup>  
590 ft<sup>2</sup>



## DESCRIPTION

Perfectly suited to first-time buyers, young professionals and those looking to enjoy modern city living, this exceptional two-bedroom top-floor flat offers a wonderful opportunity to create a stylish and welcoming home in a sought-after Edinburgh location. Combining bright contemporary interiors with a warm and inviting atmosphere, this is a property designed to be enjoyed from day one.

At the heart of the home is the stunning open-plan living and dining space. Bathed in natural light and beautifully proportioned, it provides the perfect setting for everything from quiet evenings at home to entertaining family and friends. The elevated top-floor position enhances the sense of privacy and light throughout, creating a calm and comfortable environment that instantly feels like home.

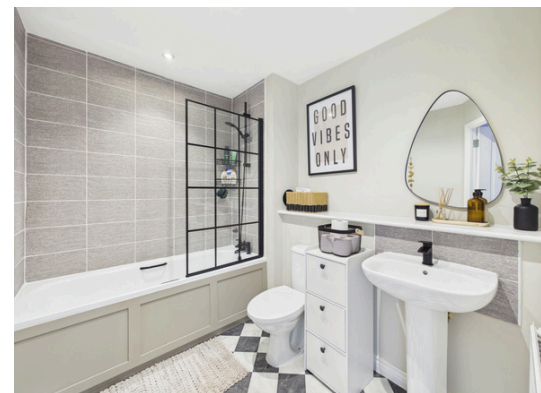
The modern kitchen complements the living space beautifully, finished in a sleek neutral palette that feels both contemporary and timeless. Thoughtfully designed with excellent storage and workspace, it offers the perfect blend of style and practicality for everyday living.

The principal bedroom serves as a peaceful retreat, complete with a stylish en-suite toilet and a bright, airy feel. A second generously sized bedroom provides fantastic flexibility, whether utilised as guest accommodation, a home office, dressing room or creative space. A modern main bathroom with shower over bath completes the accommodation.

With its abundance of natural light, contemporary finishes and effortlessly welcoming feel, this attractive flat offers buyers the chance to create a cosy city home perfectly suited to modern lifestyles. Whether taking your first step onto the property ladder or searching for a low-maintenance home in a fantastic location, this is a property that is sure to impress.

### KEY FEATURES

- Stylish two-bedroom top-floor flat
- Ideal for first-time buyers
- Bright and spacious living and dining area
- Excellent natural light throughout
- Modern kitchen with neutral finishes
- Principal bedroom with en-suite
- Flexible second bedroom
- Contemporary main bathroom
- Move-in-ready accommodation
- Sought-after Edinburgh location



## LOCATION

Milligan Drive is situated within the popular Liberton area of Edinburgh, a sought-after residential location offering an excellent balance of convenience and green surroundings. A wide range of local amenities, supermarkets, schooling and leisure facilities are available nearby, while Cameron Toll Shopping Centre and Straiton Retail Park are both within easy reach.

The area enjoys excellent transport links to Edinburgh City Centre, Edinburgh Royal Infirmary and the wider city, with the City Bypass providing convenient access to the motorway network and Edinburgh Airport. Combining everyday convenience with a strong sense of community, Liberton remains a popular choice for families, professionals and first-time buyers alike.

