



7e Wymet Gardens
Millerhill, Midlothian, EH22 1FL

CALL US ON 0131 447 4747

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For price and viewing information please visit gillespiemacandrew.co.uk/properties or call 0131 447 4747

- Shared secured entry.
- Reception hall with storage.
- Access to attic storage space.
- Fabulous living room/dining room with superb dual aspects.
- Views over the surrounding countryside.
- Modern fitted kitchen with appliances.
- Two double bedrooms one with built-in mirrored wardrobes.
- Contemporary fitted bathroom with shower.
- Gas central heating.
- Double glazing.
- Well maintained communal gardens.
- Allocated parking space to rear.
- Unrestricted on-street parking.



GENERAL DESCRIPTION

An immaculately presented top floor flat part of a sought after modern development in the popular village of Millerhill in Midlothian, an ideal commuter base into Edinburgh and further afield with its close proximity to Edinburgh City Bypass. There is a range of local amenities close at hand and the property would make an ideal purchase for a first time buyer/young couple.

FACTORING NOTE

The development is factored by Ross & Liddell at an approximate charge of £75 per calendar month. This covers the maintenance of all the communal areas and also the block's buildings insurance.

COUNCIL TAX BAND - C.
TRAIN STATION - APPROXIMATELY 2.8 MILES TO HAYMARKET STATION.
AIRPORT - APPROXIMATELY 11 MILES TO EDINBURGH AIRPORT.
BUSES - CHOICE OF BUSES AT BUS STOPS NEARBY

LOCATION

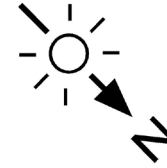
Millerhill is a most popular Midlothian village located close to the green expanse of Dalkeith Country Park and only a short drive from Musselburgh's sandy beach. Small local shops are available at neighbouring Danderhall for day to day requirements, whilst excellent shopping and leisure facilities can be found at the Fort Kinnaird complex and in Musselburgh's bustling town centre. Further facilities are located in and around Dalkeith, including a 24 hour Tesco supermarket at Hardengreen, a Morrisons' store in the town centre and Dobbie's Garden Centre just off the A7. Schooling is well represented in the area and Queen Margaret University and Edinburgh College's Midlothian Campus are both easily reached from the property. The location is also convenient for anyone connected to the Royal Infirmary. A short drive allows access to the A1 and the City Bypass, with onward links to the central motorway networks. Shawfair Railway Station lies on the Borders Railway Link, for journeys into Edinburgh or south. Bus routes run through the village for travelling to other areas.

EXTRAS:
ALL FITTED FLOOR COVERINGS, WINDOW BLINDS, KITCHEN APPLIANCES TO INCLUDE THE INTEGRATED HOB, DOUBLE OVEN AND COOKER HOOD.



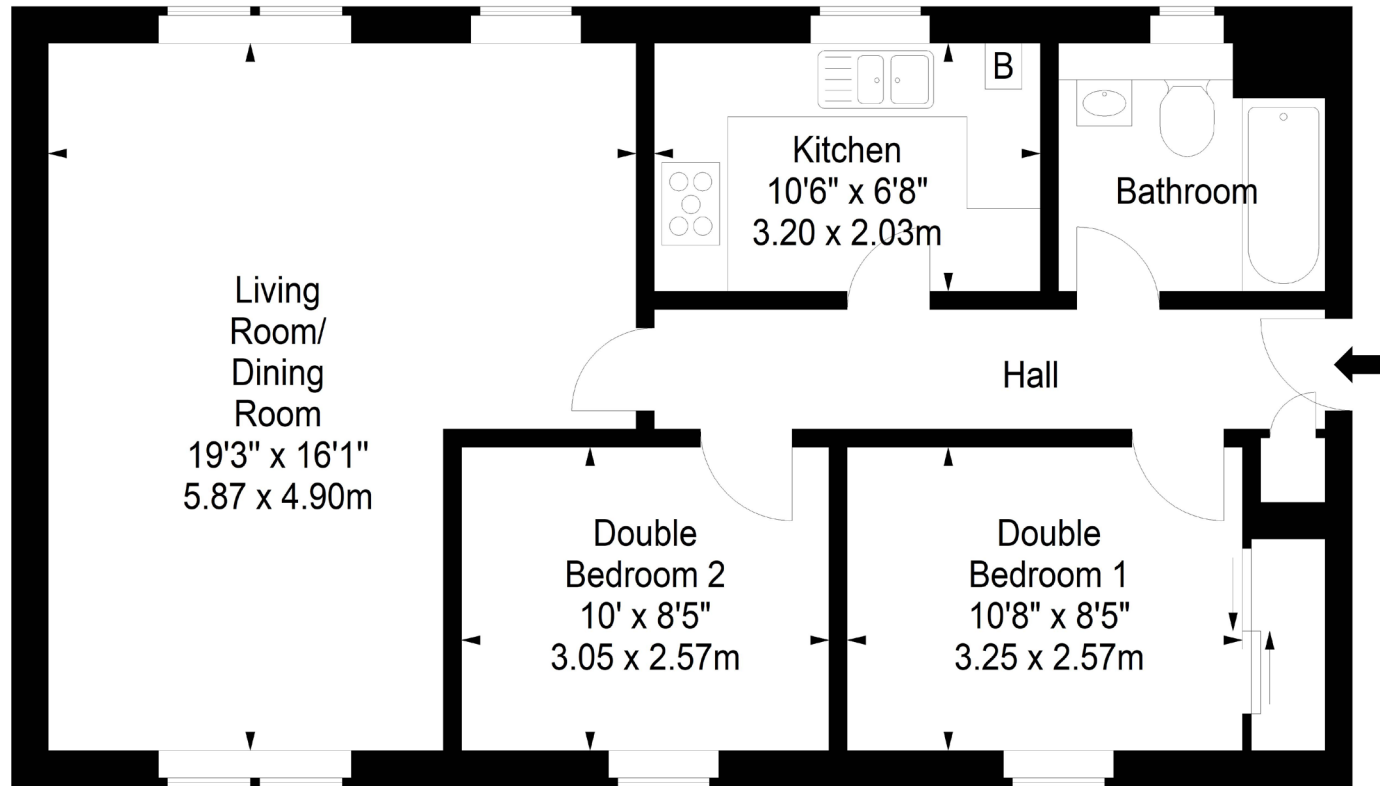


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ENERGY PERFORMANCE
CERTIFICATE RATING B

Approx. Gross Internal Area
669 Sq Ft - 62.15 Sq M
For identification only. Not to scale.
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Second Floor

76 - 80 Morningside Road, Edinburgh, EH10 4BY
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WEBSITE: GILLESPIEMACANDREW.CO.UK/PROPERTIES

Note: Whilst these particulars have been prepared as carefully as possible, no guarantee is given as to their accuracy and they shall not form part of any contract. All measurements have been taken using a sonic tape and cannot be regarded as guaranteed given the limitations of the device. Services and/or appliances referred to in these particulars have not been tested and no warranty is given that they are in full working order. Interested parties are advised to have their interest noted by their solicitors in order that they may be advised of the closing date.