

# 8 Wymet Gardens

DALKEITH, MIDLOTHIAN, EH22 1FL



*Beautifully Presented One-Bedroom Maindoor Mews  
Style Apartment in the Millerhill Area of Edinburgh*



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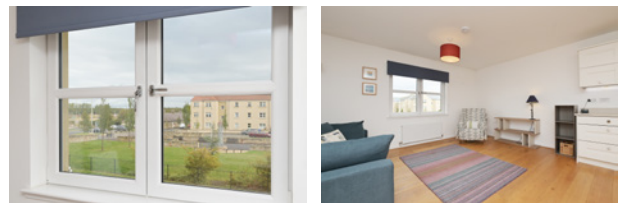
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8 Wymet Gardens is a beautifully presented main door mews-style home forming part of a modern development in the popular Millerhill area on the edge of Edinburgh. Designed with contemporary living in mind, the property combines stylish interiors with practical features, making it an ideal home for first-time buyers, professionals, or those looking to downsize.

# THE LIVING ROOM/KITCHEN



The heart of the home is the impressive open plan kitchen, dining and living area, perfect for modern lifestyles and entertaining. The kitchen is fitted with sleek units, quartz worktops and integrated appliances, while the living space is enhanced by quality oak flooring and a bright, airy aspect.





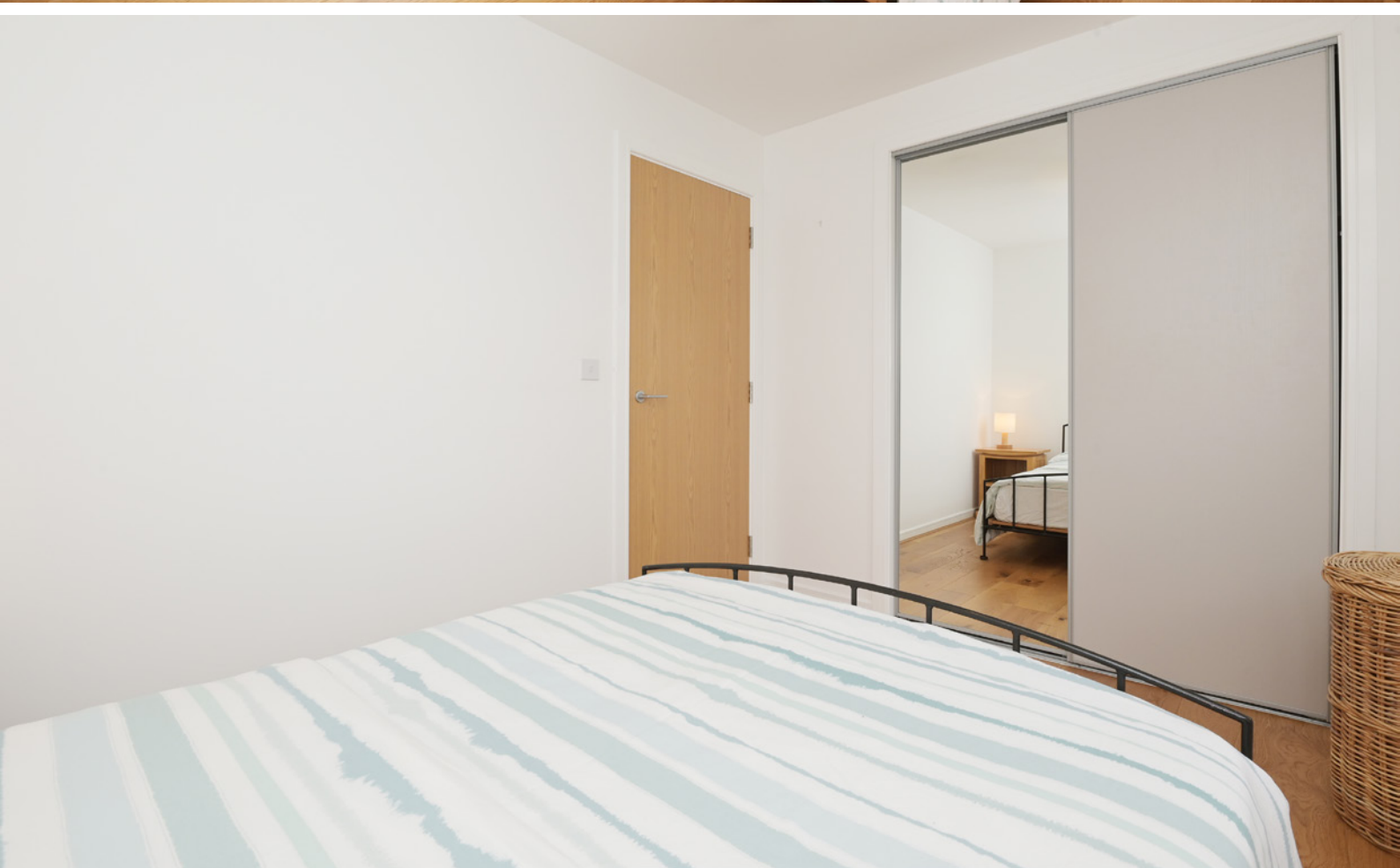


The property offers one spacious double bedroom complete with integrated wardrobes, providing excellent storage. A modern bathroom with a mains shower over the bath adds further comfort and convenience. The home is kept warm and comfortable, with double glazing and gas combi central heating.

## THE BATHROOM



# THE BEDROOM





Externally, residents can enjoy well-maintained communal gardens, while the property itself benefits from its own private parking space and front garden, as well as a secure communal bike shed. A generous storage area located beneath the property offers additional storage, a feature made possible by the mews-style design with its own main door access.

Situated in Millerhill, the home enjoys excellent transport links with easy access to the Edinburgh City Bypass, the A7, and nearby Shawfair Railway Station. Local shops, Fort Kinnaird Retail Park, schools, and green spaces such as Dalkeith Country Park are all within easy reach.

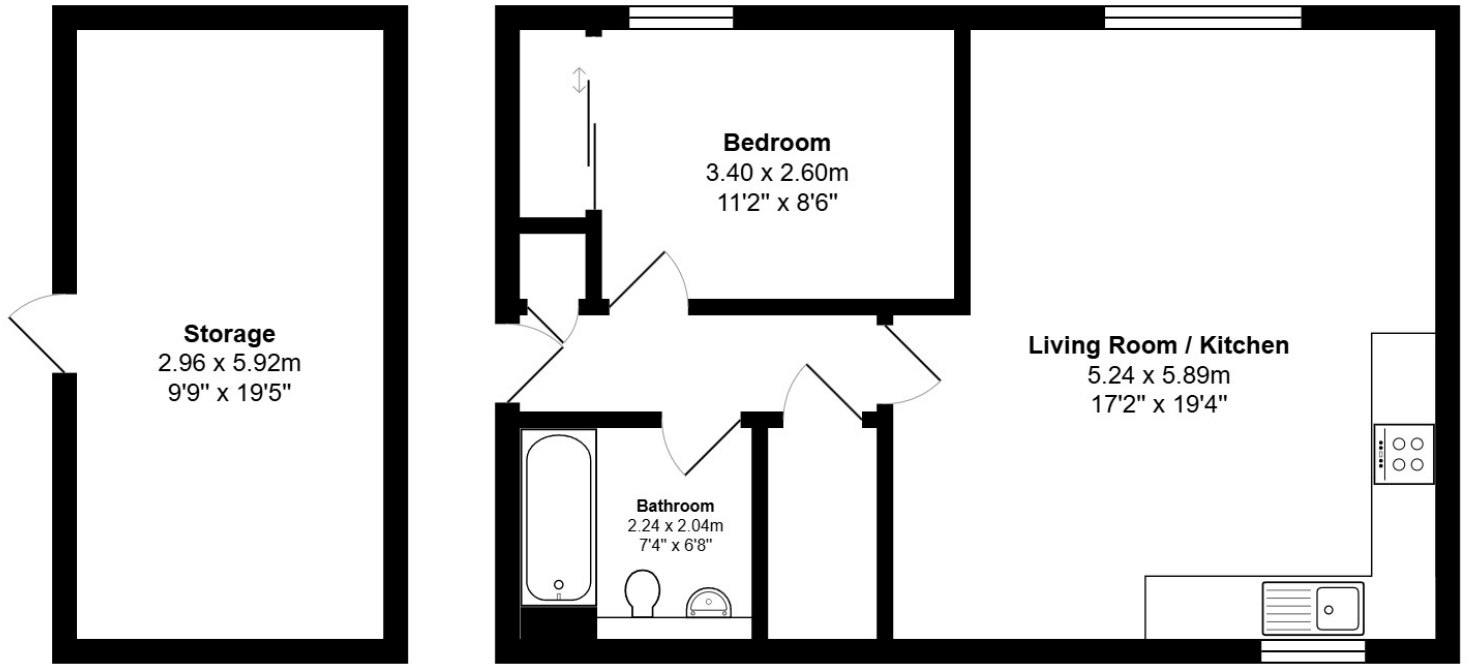
8 Wymet Gardens is a stylish, low-maintenance home in a highly convenient location, perfectly blending comfort, quality finishes, and excellent connectivity.

# EXTERNALS



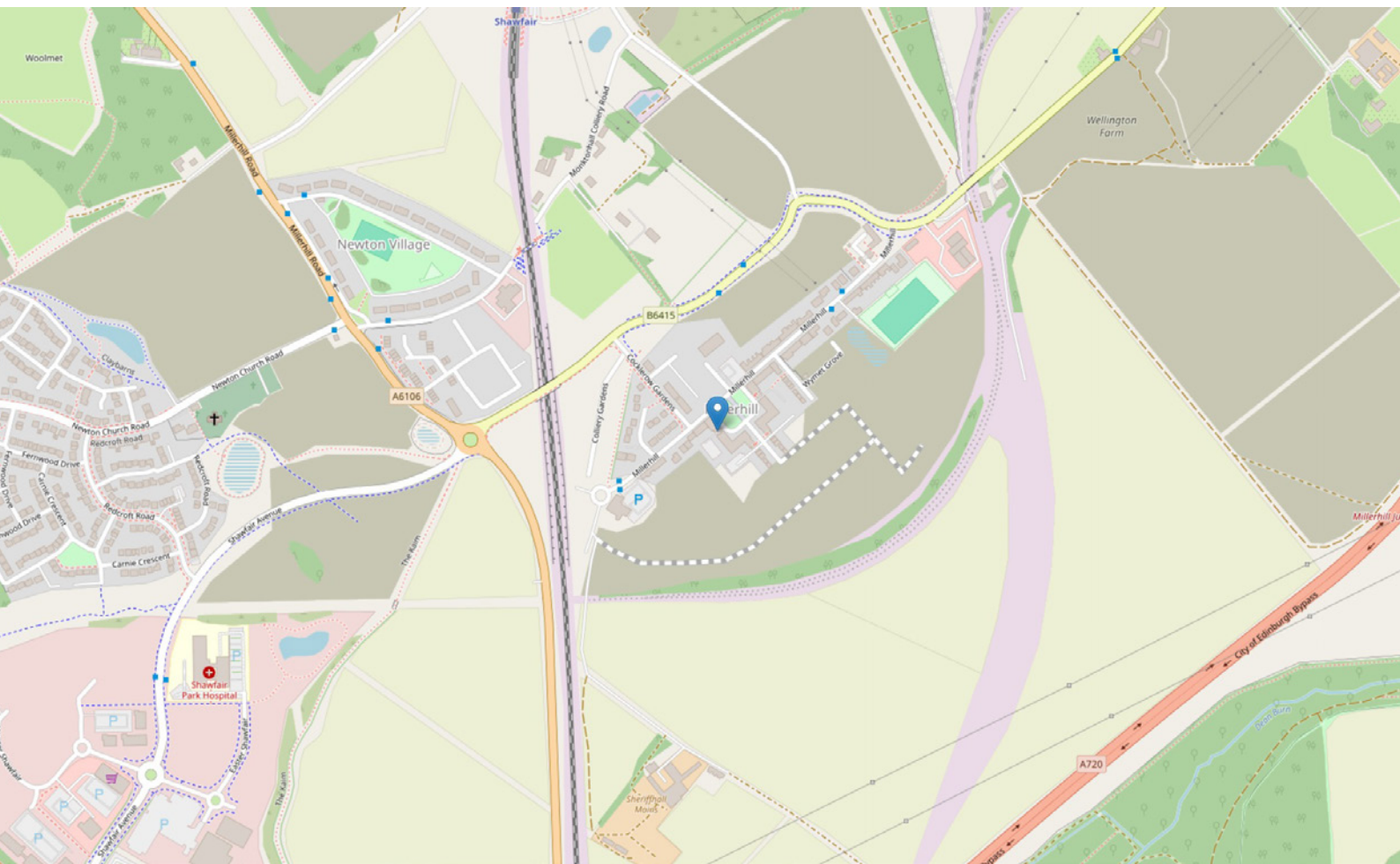


# FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 52m<sup>2</sup> | EPC Rating: C





# THE LOCATION

Millerhill is a well-connected and fast-developing community on the south-eastern edge of Edinburgh, offering an ideal balance of suburban calm and city convenience. Situated just a few miles from the city centre, the area is perfectly placed for commuters and families alike.







Transport links are excellent. Millerhill lies immediately adjacent to the A7 and the City of Edinburgh Bypass (A720), providing quick access to Edinburgh, the Lothians and beyond. The nearby Shawfair Railway Station, on the Borders Railway line, connects residents directly to Edinburgh Waverley in around 15 minutes and to Galashiels and Tweedbank to the south. A regular bus network also serves the area, ensuring easy links into the city and surrounding districts. Edinburgh Airport is within a 25-minute drive, making national and international travel highly accessible.

Local amenities continue to grow with the development of the Shawfair town centre nearby, bringing shops, services, cafés, and community facilities. Fort Kinnaird Retail Park is only a short drive away, offering a wide range of high street retailers, supermarkets, restaurants, and a cinema. Schools and healthcare provision are close at hand, with further expansion planned as the community develops.

For leisure, Millerhill benefits from easy access to green space and countryside. The nearby Dalkeith Country Park offers woodland walks, cycling trails, an adventure playground and historic Dalkeith Palace. Residents can also enjoy access to the Pentland Hills Regional Park, just a short drive away, for hiking and outdoor pursuits. Closer to home, local playparks and community green spaces provide a family-friendly environment.



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