



# 7d Wymet Gardens

Edinburgh

EH22 1FL





# 7d Wymet Gardens, Edinburgh

An immaculately presented first floor flat within a much sought after modern development. Located in the popular village of Millerhill in Midlothian within easy commuting distance to Edinburgh and further afield. Presented to an exceptional standard throughout, the move-in accommodation comprises; shared secure entry, welcoming hallway with storage, spacious and bright open plan living/dining kitchen, the stylish kitchen has a range of base and wall mounted units with contrasting worktops and a range of integrated appliances, two double bedrooms (one with built-in mirrored wardrobes) and the contemporary fitted bathroom with shower over bath completes the accommodation. The flat also benefits from; gas central heating, double glazing and has access to well-maintained communal gardens, there is also an allocated parking space to rear and unrestricted on-street parking.

 2  1  1 **EPC**  
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## Property Features

Approx 64 m<sup>2</sup>

Immaculately Presented

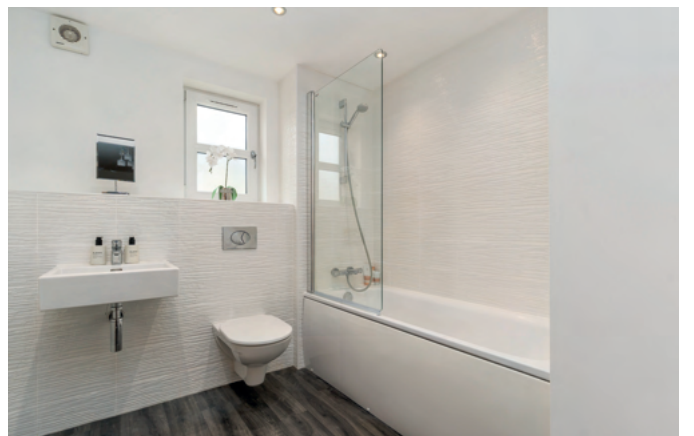
Desirable Location

Spacious Accommodation

2 Bedrooms

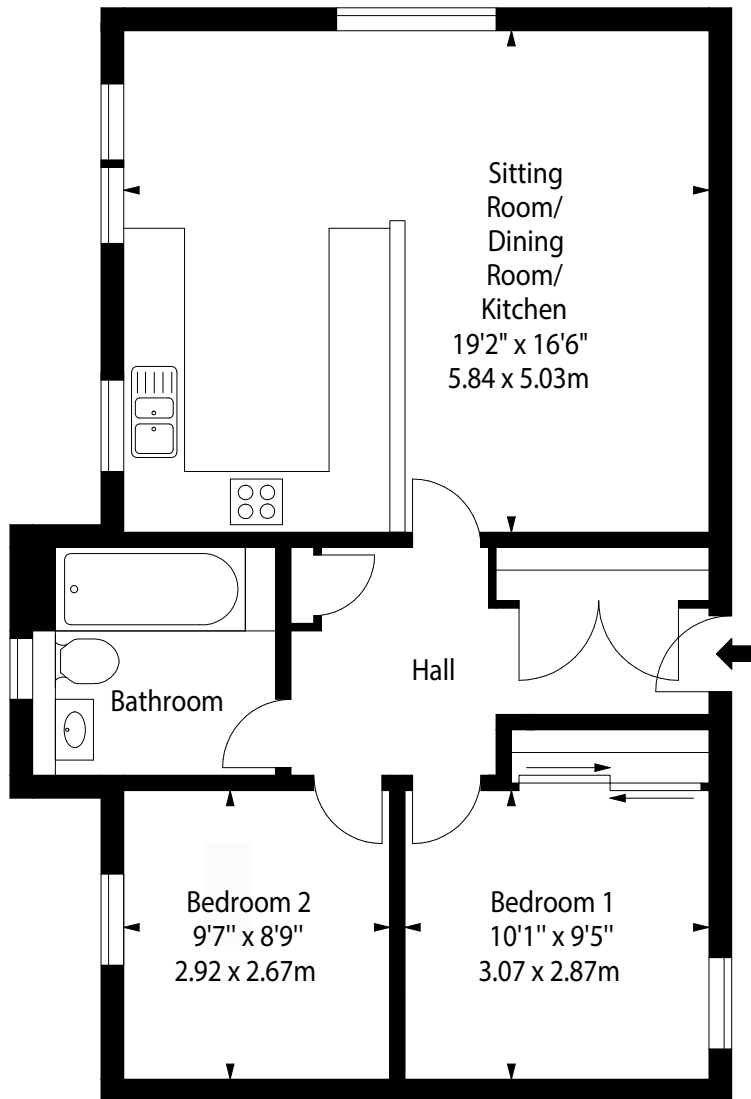
Allocated Parking







Approx. Gross Internal Area  
687 Sq Ft - 63.82 Sq M  
For identification only. Not to scale.  
© SquareFoot 2025



First Floor

Millerhill is a popular Midlothian village located close to the pleasant open spaces Dalkeith Country Park and only a short drive from Musselburgh's sandy beach. For day-to-day requirements there are a number of small local shops at neighbouring Danderhall and excellent shopping and leisure facilities can be found at the Fort Kinnaird complex and in Musselburgh's town centre. Further facilities can be found in 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 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, light fittings and integrated appliances are included in the sale of the property (the seller will not warrant their working order).

### Notes

Notes Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for receipt of offers. Offers should be emailed –[sales@ieroproperty.com](mailto:sales@ieroproperty.com) in the first instance. The seller shall not be bound to accept the highest or any offer. These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by electronic device at widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by their deletion of the non-standard Clause and replaced with the Combined Standard Clauses.