



32A Wymet Gardens
MILLERHILL | MIDLOTHIAN | EH22 1FL

WYMET GARDENS

warners
solicitors & estate agents



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Set in the heart of a modern, manicured development, moments from excellent amenities, quick transport links the vast open countryside and the Royal Infirmary is this immaculately presented ground floor apartment with views of Arthur's Seat. The accommodation comprises a welcoming entrance hallway with two storage cupboards, a bright dual aspect open plan kitchen/living room with generous dining space and a contemporary kitchen that currently comprises the boiler cupboard, gas hob, oven and fan, washing machine, fridge and freezer, two well-proportioned bedrooms (one with built-in wardrobe) and the flat is completed by a stylish bathroom with shower over bath and a heated towel rail.

- Modern Ground floor apartment with stunning views
- Quiet setting close to excellent amenities
- Manicured communal grounds and parking
- Welcoming hallway with storage
- Bright open plan lounge/kitchen
- Two well-proportioned bedrooms
- Stylish bathroom with shower over bath
- Gas central heating and double glazing

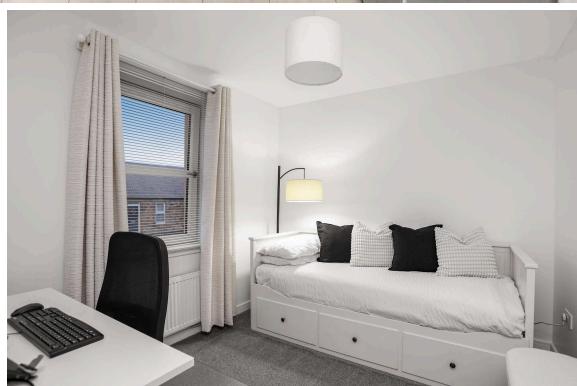
Council Tax C and Energy Rating B

Factor fee approximately £70 per month payable to Ross and Liddell factor,

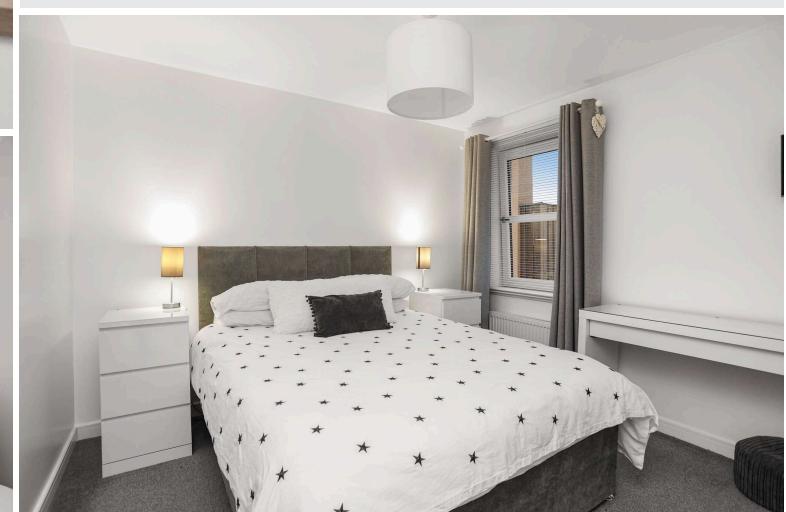
All fixtures and fittings will be included in the sale.

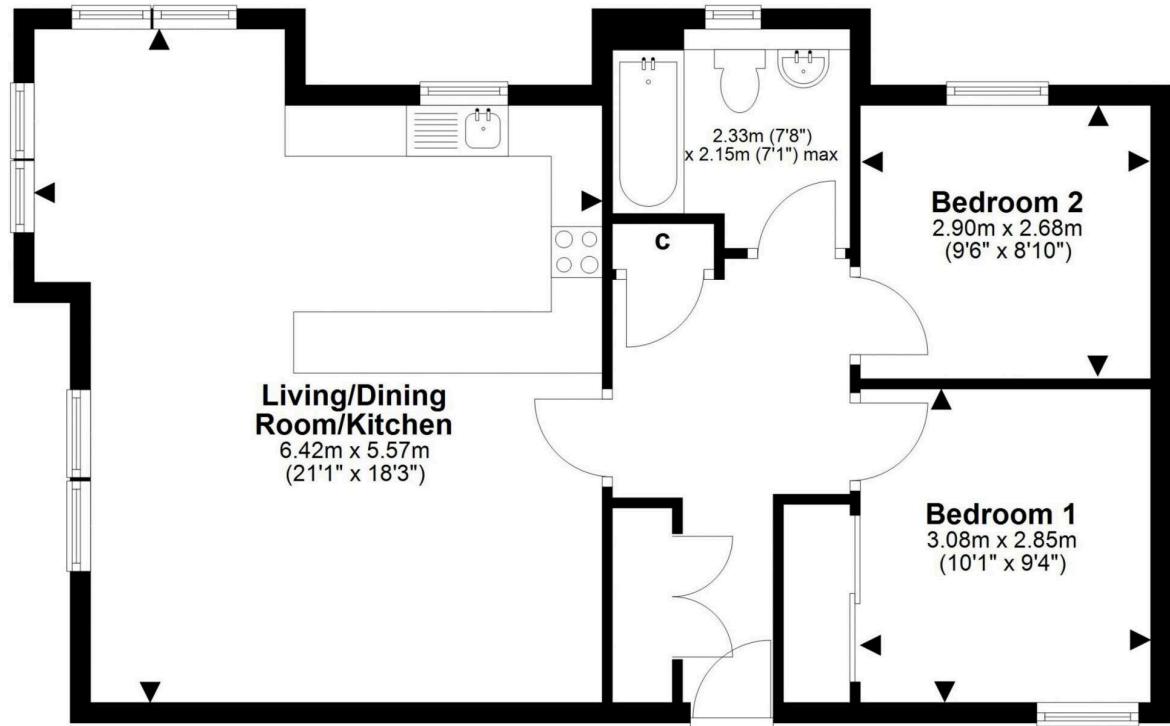
PRICE & VIEWING: Please refer to our website, www.warnerslplp.com or call us on 0131 667 0232.





The property is located in the popular Midlothian village of Millerhill approximately six miles south of Edinburgh's City Centre. Facilities are available at neighbouring village of Danderhall which offers several local shops to cater for everyday needs, whilst a further wealth of amenities can be found at Dalkeith and at Fort Kinnaird and Straiton Retail Parks. Dalkeith Country Park and a choice of golf courses are within easy reach. Danderhall is also conveniently placed for the Edinburgh Royal Infirmary and the Queen Margaret University Campus. An efficient public transport network operates in the vicinity, to surrounding areas and also into the city centre. The City Bypass is easily accessible, providing links to other main motorway networks and Edinburgh International Airport and the property is a 5 minute walk from Shawfair train station.





This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.